

City of Raymore Unified Development Code

Section 410.010E BP, Business Park District

The BP, Business Park District is intended to accommodate office, research and development, and limited service, manufacturing and warehousing uses that are located within a campus-like setting. Site design will include larger setbacks and increased landscaping and buffering from non-related uses and public rights-of-way.

Section 410.020 Use Table

A. Groups

The use table classifies land uses into five major groupings: Residential, Public and Civic, Commercial, Industrial and Other. These are referred to as “Use Groups.”

B. Use Categories

Each Use Group is further divided into “Use Categories.” These categories classify land uses based on common characteristics, such as the type of products sold, site conditions or the amount of activity on the site. Some use categories are further divided into specific use types, which are described in Section 485.010.

C. Determination of Land Use Category

When a land use cannot be classified into a Use Category or appears to fit into multiple categories, the Development Services Director is authorized to determine the most appropriate Use Category.

D. Permitted Uses

Uses identified with a “P” in the use table are permitted by-right in the designated zoning districts, subject to compliance with all other applicable provisions of this Code.

E. Uses Subject to Special Conditions

Uses identified with an “S” in the use table are permitted by-right in the designated zoning districts, subject to compliance with all conditions of this chapter and with all other applicable provisions of this Code.

F. Conditional Uses

Uses identified with a “C” in the use table may be allowed in the designated zoning districts if approved in accordance with the conditional use procedure of Section 470.030. Approved conditional uses are subject to compliance with all other applicable provisions of this code.

G. Prohibited Uses

Uses identified with a “-” in the use table are expressly prohibited. Uses not listed in the use table are also prohibited unless the Development Services Director determines that the use fits into an existing use category.

H. Use Standards *(Amendment 16 – Ordinance 2013-056 8.26.13) (Amendment 25 - Ordinance 2017-051 8.28.17) (Amendment 31 - Ordinance 2019-048 7.22.19) (Amendment 32- Ordinance 2020-056, 10.12.2020)*

The “Use Standard” column in the use table provides a cross-reference to additional standards that apply to some uses, whether or not they are allowed as a permitted use, use subject to special conditions or conditional use.

Use	PO	C-1	C-2	C-3	BP	M1	M2	PR	Use Standard
RESIDENTIAL USES									
Household Living									
Single-family Dwelling, Attached	-	-	-	-	-	-	-	-	Section 420.010A
Multi-family Dwelling (3+ units)	-	-	-	-	-	-	-	-	Section 420.010A
Cluster Residential Development	-	-	-	-	-	-	-	-	Section 420.010B
Manufactured Home Park	-	-	-	-	-	-	-	-	Section 420.010C
Dwelling Units Located Above the Ground Floor	-	P	P	P	-	-	-	-	
Group Living									
Assisted Living	-	C	P	P	-	-	-	-	
Group Home	-	-	-	-	-	-	-	-	Section 420.010E
Nursing Care Facility	-	C	P	P	-	-	-	-	
Transitional Living	-	C	C	-	-	-	-	-	
PUBLIC AND CIVIC USES									
College or University	C	-	C	C	C	C	-	C	
Cultural Exhibit or Library	C	C	C	C	C	C	-	C	
Government Buildings and Properties	C	C	C	C	C	C	C	C	
Hospital	P	C	P	P	P	P	-	C	
Place of Public Assembly	P	P	P	P	P	P	-	C	
Public Safety Services	P	P	P	P	P	P	P	C	
Religious Assembly	P	P	P	P	P	P	P	P	
School	P	P	P	P	P	P	P	P	
Social Club or Lodge	P	P	P	P	P	P	P	-	
Utilities									
Major	C	C	C	C	C	C	C	C	
Minor	P	P	P	P	P	P	P	P	
COMMERCIAL USES									
Adult Business	-	-	S	S	S	S	S	-	Section 420.030A Section 420.030B
Animal Services									
Kennel	-	-	C	C	C	C	C	-	Section 420.030E
Veterinary Services	-	P	P	P	-	-	-	-	
Art Gallery	-	P	P	P	-	-	-	-	
Banks and Financial Services									
Banks	-	P	P	P	P	-	-	-	
Payday Loan Store	-	-	C	C	C	-	-	-	Section 420.030D
Consumer Loan Establishment	-	-	C	C	C	-	-	-	Section 420.030D
Pawn Shop	-	-	C	C	-	-	-	-	
Body Art Services	-	-	C	C	-	-	-	-	
Business Support Service	P	P	P	P	P	P	P	-	
Construction Sales and Service	-	-	-	-	P	P	P	-	
Day Care									
Day Care Center	S	S	S	S	S	S	-	-	Section 420.030C
Eating and Drinking Establishment									
Restaurant	-	S	S	S	S	-	-	-	Section 420.030F
Tavern	-	C	C	C	-	-	-	-	
Entertainment and Spectator Sports									
Indoor	-	-	P	P	P	P	-	P	
Outdoor	-	-	C	C	C	C	-	P	

Use	PO	C-1	C-2	C-3	BP	M1	M2	PR	Use Standard
Funeral and Interment Services									
Cremating	-	-	C	C	C	C	C	-	
Funeral Home	-	C	P	P	P	C	-	-	
Lodging									
Bed and Breakfast	-	S	S	S	-	-	-	-	Section 420.030H
Hotel or Motel	-	-	P	P	P	-	-	-	
Medical or Dental Clinic	P	P	P	P	P	C	-	-	
Medical Marijuana									
Cultivation Facility (Outdoor)	-	-	-	-	C	C	C	-	Section 420.030N
Cultivation Facility (Indoor)	-	-	-	-	P	P	P	-	Section 420.030N
Dispensary Facility	-	P	P	P	P	P	P	-	Section 420.030N
Infused Products Manufacturing Facility	-	-	-	-	P	P	P	-	Section 420.030N
Testing Facility	P	P	P	P	P	P	P	-	Section 420.030N
Transportation Facility	-	-	-	-	P	P	P	-	Section 420.030N
Office	P	P	P	P	P	P	-	-	
Personal and Consumer Service	P	P	P	P	P	P	-	-	
Retail Sales									
Large (100,000+ gfa)	-	-	-	S	-	C	-	-	Section 420.030B G
Small (up to 100,000 gfa)	-	S	S	S	S	C	-	-	Section 420.030B
Self Storage Facility	-	-	-	-	-	P	P	-	
Self Storage Facility, Indoor	-	-	S	S	S	P	P	-	420.030M
Sports and Recreation, Participant									
Outdoor	-	C	P	P	C	C	-	P	
Indoor	-	-	P	P	P	P	-	P	
Vehicle Sales and Service									
Car Wash	-	-	S	S	S	S	S	-	Section 420.030I
Gas Station	-	-	C	C	C	C	C	-	Section 420.030J
Motor Vehicle Repair	-	-	C	C	C	P	P	-	Section 420.030K
Light Equipment and Vehicle Sales or Rental	-	-	-	P	P	P	-	-	
Heavy Equipment Sales or Rental	-	-	-	C	P	P	P	-	
Vehicle, Recreational Vehicle or Boat Storage/Towing	-	-	-	-	-	P	P	-	
INDUSTRIAL USES									
Manufacturing, Production and Industrial Service									
Limited	-	-	-	-	P	P	P	-	
General	-	-	-	-	-	C	P	-	
Intensive	-	-	-	-	-	-	C	-	
Research Laboratory	-	-	-	-	P	P	P	-	
Trucking/Freight Terminal	-	-	-	-	C	P	P	-	
Warehousing and Wholesaling	-	-	-	-	C	P	P	-	
Waste-related Use									
Junkyard	-	-	-	-	-	C	C	-	
Recycling Facility	-	-	-	-	C	C	C	-	
Sanitary Landfill	-	-	-	-	-	C	C	-	
OTHER USES									
Accessory Uses	S	S	S	S	S	S	S	S	Section 420.050
Drive-through Facilities	-	-	S	S	S	S	-	-	Section 420.030L
Parking									
Accessory Parking	P	P	P	P	P	P	P	P	
Non-accessory Parking	C	C	C	C	C	C	C	C	

Use	PO	C-1	C-2	C-3	BP	M1	M2	PR	Use Standard
Wireless Communication Facility									
Freestanding	-	-	S	S	S	S	S	S	Section 420.040C
Co-located	S	S	S	S	S	S	S	S	Section 420.040C
Small Wireless Facility	S	S	S	S	S	S	S	S	Section 420.040C

Section 410.030 Bulk and Dimensional Standards

A. Bulk and Dimensional Standards Table

The following bulk and dimensional standards apply to the business, commercial and industrial districts unless otherwise specifically allowed by this code. See Section 415.060 for PUD standards, Section 415.040 for Planned district standards and Section 415.070 for Parks, Recreation, and Public Use District standards.

	PO	C-1	C-2	C-3	BP	M-1	M-2
Minimum Lot Area							
per lot	-	-	-	-	1 acre	None	2 acres
per dwelling unit	-	2,000 sq.ft.	2,000 sq.ft.	2,000 sq.ft.	-	-	-
Minimum Lot Width (feet)	100	100	100	100	100	100	200
Minimum Lot Depth (feet)	100	100	100	100	100	100	200
Yards, Minimum (feet)							
front	30	30	30	30	30	30	30
rear	20	20	20	20	20	20	20
side	10	10	10	10	10	10	10
side, abutting residential district	20	15	20	20	20	20	20
Maximum Building Height (feet)	35	35	80	80	80	80	80
Maximum Building Coverage (%)	30	30	40	50	50	50	50