

# City of Raymore Unified Development Code

## Lot Splits

### Section 470.140 Lot Splits

#### A. **Applicability** *(Amendment 2 – Ordinance 29073 7.27.2009)*

A lot may be divided as a lot split provided the following conditions are met:

1. no nonconforming lot shall be created as a result of the lot split.
2. a previously platted lot zoned “R-2”; “R-3” or “R-3A” may be divided as a lot split by either metes and bounds description or by replatting provided the following conditions are met:
  - a. for a two-family dwelling in an “R-2” district, a lot split may only occur where the common wall between the two units exist. The lot split must, as closely as possible, divide the property into equal halves.
  - b. for an attached single-family dwelling in an “R-3” or “R-3A” district, a lot split may only occur where the common wall between the units exist. The lot split will only be permitted within a building area identified on a recorded final plat. The lot split process permits the units to be surveyed and individually sold.
  - c. two-family residential and attached single family lot splits are only permitted on lots contained within an approved final plat.

#### B. **Application**

An application for a lot split shall be obtained from the Development Services Director. The application must be completed in its entirety in accordance with Section 470.010C.

#### C. **Development Services Director Action**

1. The Development Services Director has the authority to approve or disapprove lot splits.
2. Upon approval, the Development Services Director must sign and date the survey or plat.

**NOTE: If a townhome building is to be subdivided into individual lots for each unit, then the following code provision applies:**

### Section 420.010 Use Specific Standards, Residential Uses

#### A. **Single-Family Attached and Multiple-Family Dwellings**

##### 5. **Private Yards for Attached Single-Family Dwellings**

All attached single-family dwelling unit developments must include private yards space in accordance with the following:

- a.** attached single-family dwellings must have private yards consisting of a minimum of 200 square feet in area for each attached single-family dwelling unit;
- b.** a private yard may be located next to a front wall, rear wall or end wall, provided that it is immediately adjacent to the attached single-family dwelling unit it serves and is directly accessible from the unit by way of a door or steps;
- c.** required private yards must be landscaped with turf, groundcover, shrubs, trees or other landscape improvements, such as walkways or patios; and
- d.** private yards may be enclosed with fences.