

# City of Raymore Unified Development Code

## Single-Family Attached Dwellings

### Section 485.010: Definitions

Term	Definition
<b>Dwelling</b>	A building or portion thereof, not including manufactured homes, which is designed and used exclusively for residential purposes.
<b>Dwelling, Multi-family</b>	A building designed for or occupied exclusively by three or more families. A multi-family dwelling also includes the terms “tri-plex”, “quad-plex” and “four-plex.”
<b>Dwelling, Single-family Attached</b>	A dwelling unit designed for one family having its own ground floor entrance and open space, and joined to two or more dwellings by common walls or other horizontally unifying structural element. This use type includes townhouses, rowhouses, and other similar dwelling types.

### Section 420.010: Use-Specific Standards, Residential Uses

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

##### 1. Number of Buildings per Lot

Multiple buildings containing attached single-family and multiple-family dwellings are permitted on a single zoning lot.

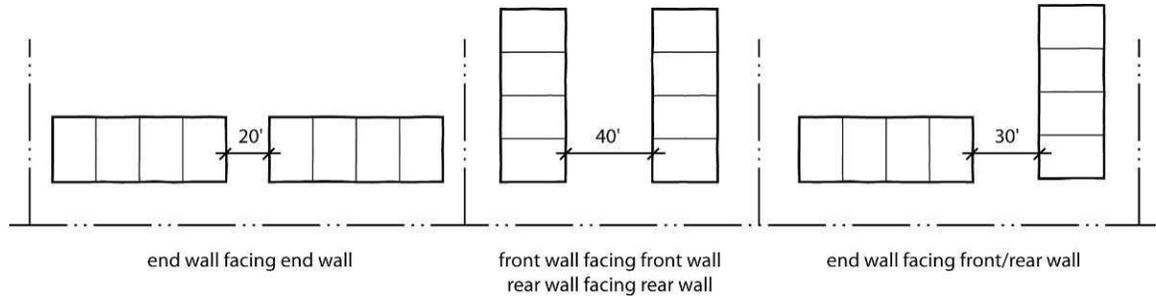
##### 2. Number of Units per Building

- a. No more than eight attached single-family dwelling units are permitted within a single building.
- b. There is no limit on the number of multiple-family dwellings permitted within a single building.

##### 3. Minimum Separation between Buildings

Single-family attached and multiple-family buildings situated around a courtyard will have the following minimum distance requirements as measured between exterior walls:

- a. back to back, 40 feet;
- b. front to front, 40 feet;
- c. end to end, 20 feet;
- d. end to back, 30 feet;
- e. end to front, 30 feet;
- f. no dwelling unit will face directly upon the rear of a building; and
- g. service areas and vestibules, porches, balconies and canopies not extending more than 10 feet from the building, will be excluded from the distance requirements of this section.



**4. Building Design** (*Amendment 33 - Ordinance 2020-068 11.23.2020*)

Attached single-family and multiple-family dwellings must:

- a. be designed with windows and/or doors on all building facades that face a street to avoid the appearance of blank walls; and
- b. be designed with garage doors or carports facing an alley, where there is an alley serving the site, or facing an interior driveway, whenever possible. Where attached garages face a public street, they may not extend more than five feet beyond the street-facing façade.
- c. Any portion of the building that is within one-hundred (100) feet of a less intense zoning district may not exceed one-hundred twenty-five percent (125%) of the maximum height permitted in the less-intense zoning district.
- d. Four-sided design, including entryways, windows and consistent materials along with architectural details shall be utilized on all elevations to add diversity and visual character to the building(s).
- e. Front entrance features shall include pedestrian-scale design elements. This includes: side lights or transom windows, architectural ornamentation or single-story roofs or canopies that are then integral to the overall architectural design of the building.
- f. Variety in exterior materials is encouraged. Composition of entirely one material is prohibited. A brick, stone or similar material base is required up to at least three (3) feet of the front building facade.
- g. Prohibited building materials include:
  - i. Plywood sheathing, including oriented strand board (OSB) and CDX plywood [fiber cement siding, T1-11 plywood, LP Smartsiding, and similar materials are allowed].
  - ii. Painted CMU
  - iii. Corrugated metal
  - iv. Painted metal
  - v. Wood shake roofing material
  - vi. Plastic awning material
- h. Roof mounted equipment, including ventilators and satellite dishes, shall be completely screened from view using parapet walls at the same height as the

equipment. Screening shall be of the same materials and design as the larger building to maintain a unified appearance.

#### **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.

#### **6. Common Open Space for Multiple-Family Dwellings**

In addition to the minimum lot area required per dwelling unit in the district, all multiple-family dwelling unit developments must include common open space in accordance with the following:

- a.** a minimum of 150 square feet of common open space must be provided per dwelling unit;
- b.** common open space must be accessible to all dwelling units and improved with landscaping, recreational facilities, and/or pedestrian walkways; and
- c.** common open space must be maintained by the property owners association.