



RAYMORE
development services

816-331-1803



PROPERTY MAINTENANCE CODES

CODE COMPLAINTS

To file a code enforcement complaint, call the Code Enforcement Officer at 816-892-3027.

If a complaint is filed against you, you will be contacted by the Code Enforcement Officer. The Officer will either leave a card at the property, place a phone call or write a letter notifying you of the code violation. Citations will be issued for code violations not remedied within the given time. In certain cases, the City may take action to remedy the violation and the property owner will be charged.

HOA RESTRICTIONS

Additional restrictions may exist for your neighborhood in private covenants attached to the deed of your property. Check your subdivision covenants or contact your homeowners association to find out if there are additional restrictions.

The City does not enforce subdivision covenants. Subdivision covenants are private land use restrictions that must be enforced through the homeowners association or by individual homeowners.

DUMPSTERS

Dumpsters are allowed in residential areas but must be kept out of the street and right-of-way and cannot block the sidewalk. Dumpsters may be placed in driveways or yard areas.

INOPERABLE VEHICLES

Inoperable vehicles must be stored within a fully enclosed building or otherwise not visible from adjacent public or private property. An inoperable vehicle is any vehicle that:

- Does not display current valid license plates registered to the vehicle or does not display a valid inspection decal
- Is wrecked or junked or has flat or missing tires or wheels
- Is wholly or partially dismantled or is missing parts or equipment necessary to safely and legally operate on a public street
- Has mechanical or other problems that prevent the vehicle from being driven under its own power
- Has vegetation or debris collected in, on, around or under the vehicle
- Is used to store auto parts, household items, lawn equipment or other types of storage

PARKING OF VEHICLES

No vehicle may be parked in the grass in the front yard of a residential lot for more than 24 hours.

Boats, trailers, campers and RVs can be parked on a driveway (vehicles may not block the sidewalk), in the side yard on a paved or impervious surface or anywhere in the rear yard.

GRASS & WEEDS

The maximum height grass and weeds are allowed to grow is 8 inches for developed property and 12 inches for undeveloped property.

Developed property is defined as any lot that includes a principal building upon the property, such as a house or business. Exceptions are allowed for agricultural property, cultivated gardens or native landscaping, greenways or stream corridors and wetlands and wooded areas.

GARBAGE, JUNK & DEBRIS

Solid waste containers, tree limbs, etc. can be placed at the curb for collection no earlier than 5 p.m. the day before the regularly scheduled collection day. Trash containers are not required to be stored inside but cannot be stored at the curb.

The dumping or depositing on or the scattering over the premises of any of the following items is considered a nuisance and is subject to enforcement action(s) by the City, up to and including the removal of the item(s) and the invoicing of the cost of removal to the property owner(s):

- Garbage or rubbish
- Abandoned, discarded or unused objects or equipment (automobiles, furniture, stoves, refrigerators, freezers, cans, containers or similar objects)
- Building material and/or construction equipment abandoned or stored on property where construction is not in progress, where a valid building permit does not exist or on property not properly zoned for such storage
- Brush or tree limbs

BULKY ITEMS PICKUP

Residents can place one bulky item at the curb on the first trash day of each month for free. Additional bulky items can be scheduled for pickup for a fee through Constable Sanitation. A comprehensive list of eligible bulky items can be found at www.constablesanitation.com/raymore