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The Development Services Department is made up of two divisions that ensure development is planned, built and maintained according to City Codes and policies.



100 Municipal Circle, Raymore MO, 64083

C o n t a c t N u m b e r s

- City Hall Main: (816) 331-0488
- Development Services: (816) 331-1803
- Building Inspections: (816) 331-7916
- Police Department: (816) 331-0530
- Codes Enforcement: (816) 892-3027
- City Clerk: (816) 331-3324

O t h e r B r o c h u r e s

- Accessory Buildings
- Home Occupations
- New Businesses
- Permanent Signs
- Pools, Spas, & Hot Tubs
- Property Maintenance Codes
- Residential Fences
- Temporary Signs

November 2018

The **Planning and Zoning** division oversees development review procedures, including rezoning, property subdivision, site plans, conditional use permits, variances, and annexations. Planning & Zoning staff also contribute to long-range community planning efforts (Raymore Growth Management Plan) and develop zoning and subdivision codes to respond to the changing needs of the growing community. Additionally, Planning & Zoning staff develop and maintain spatial data of the City and produces maps using the City geographic information system.
(816) 331-1803.

The **Building Inspections** division ensures residential, commercial and industrial structures conform to applicable codes and approved plans. The Inspections division is responsible for building permits for all new construction, remodeling, and alterations, as well as for additions, signs, fences, accessory buildings, and swimming pools.
(816) 331-7916

Code enforcement personnel identify, investigate and responds to citizen complaints concerning violations of City codes and policies. The Code Enforcement Officer handles complaints regarding nuisances, weeds, signs and other property maintenance concerns.
(816) 892-3027

CITY OF RAYMORE

**Development
Services
Department**



Public Involvement

The Development Services Department is committed to establishing transparent and responsive regulations and review procedures.

Please visit or call the department if you are planning on building, adding on, remodeling, or altering your home or business to see if there are any permits or regulations that apply.

Good Neighbor Program

The City's Good Neighbor program provides an opportunity for citizens to get involved early in the process of planning for a new development. When a development application for rezoning, preliminary plat or PUD is filed, the applicant is required to hold a neighborhood meeting with surrounding residents to discuss future development plans. Citizens may also attend the Planning & Zoning Commission and City Council meetings to provide input on the project being reviewed at the public hearing.

Board & Commission Meetings

Residents are welcome at all meetings of City Boards & Commissions. Public comment is taken during all public hearings and at the end of each meeting. Residents may also schedule a personal appearance at a meeting by calling the City Clerk at least two weeks before the meeting date.

Frequently Asked Questions

Does the City have a master plan for development of the City?

Yes. The City has adopted a Growth Management Plan, Transportation Plan, Water Plan, Wastewater Plan, Storm Water Plan, and Park Plan. All plans are available on the city website at www.raymore.com.

How can I find out the zoning on my property?

A citywide zoning map can be found on the City's website under GIS/Maps at www.raymore.com, or you can contact a member of the Development Services Department at 331-1803.

What uses are permitted on my property?

A list of permitted uses in each zoning district can be found in Chapters 405 and 410 of the Raymore Unified Development Code. You can find the Code on the City's website at www.raymore.com or you can contact a member of the Development Services Department at 331-1803.

Where can I find an up to date street map of Raymore?

Visit the GIS/Maps link on the Development Services Department page at www.raymore.com. The Official City of Raymore Map is our most current street map.

How do I apply for a building permit?

Building permit applications are filed with the Building Inspections Division at City Hall. Application forms are available at the city website at www.raymore.com. Most permit applications require a 2-3 day review.

What construction projects require a building permit?

New buildings; Building additions; Electrical upgrades; Basement finishes; Fences; Gas water heater replacements; Commercial tenant finishes; Garages; sheds; accessory structures; Swimming pools 24" in depth or greater; Signs.

How do I file a code enforcement complaint?

A complaint can be filed by contacting the Code Enforcement Officer at 892-3027 or by visiting www.raymore.com and clicking "Report a Concern".

How tall can grass grow on a lot before a weed violation occurs?

A public nuisance exists if weeds and turf grasses reach a height in excess of eight inches (8") on a developed lot or twelve inches (12") on an undeveloped property.

Do I need a permit to have a garage sale, and how often can I have one?

A permit is not required. Garage sales are limited to twice within any 90 day period.

Public Boards

The Development Services Department serves the following public boards:

- Raymore City Council
- Planning and Zoning Commission
- Board of Adjustment
- Board of Appeals