Business & Industrial Zoning Districts

REGULATIONS COMMON TO ALL DISTRICTS:

- A full list of permitted, special, and conditional uses in each business or industrial district can be found in UDC Chapter 410.

- Site plan approval is required prior to issuance of any building permits for construction.

- Parking requirements are determined according to the use of the property. A list of parking requirements by use can be found in UDC Chapter 425. Parking spaces must be at least 9' by 18' and served by a 24' drive aisle.

- Loading spaces must be provided for all business and industrial buildings. The number and size of loading spaces is determined by gross floor area of the building served.

- Sign permits are required for all permanent and temporary signs. Each business is permitted three permanent wall signs and one freestanding monument sign.

- Outdoor display and storage of merchandise is permitted in business and industrial districts. No display or storage of merchandise shall occur in required parking spaces, landscaped areas, fire lanes, on sidewalks if handicap accessibility is blocked, or in building setback areas.

- At least 20 percent of each business or industrial lot must consist of landscaped area. Landscaped area must be maintained as a permeable and uncovered surface that includes living material.

- A six foot landscaped area must be provided along all street frontages and along all perimeter property lines. Additionally, a landscaped area a minimum of five feet wide must be provided around the foundation of all buildings.

- All uses are subject to the performance standards in Chapter 440 of the UDC. Uses are only permitted if they conform to the UDC regulations regarding exterior noise, vibration, glare, particulate matter, and exterior lighting.

December 2018

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BP
Business Park

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.

Minimum Standards	
Lot Area	1 acre
Lot Width	100 feet
Lot Depth	100 feet
Front Yard	30 feet
Rear Yard	20 feet
Side Yard	10 feet
Side Yard abutting Res.	20 feet
Max Height	80 feet
Max Building Coverage	50 percent of the lot

- Uses permitted in the BP District include limited manufacturing uses, research laboratories, small retail sales, construction sales and services, vehicle sales and services, offices, banks, restaurants, and personal and consumer services.

- Commercial buildings are subject to the building design standards in UDC Chapter 440. Industrial buildings within 300 feet of any collector or arterial street or within 500 feet of residentially zoned property are also subject to the building design standards.

- Screening is required between the BP District and all properties with an agricultural, residential, or commercial zoning designation.

M-1
Light Industrial

The M-1 Light Industrial District is intended to accommodate light manufacturing uses, warehousing and wholesaling operations that are compatible with more intensive commercial uses. Uses within this district require good accessibility to highways. The M-1 district should be used as a buffer or transition between industrial and commercial development.

Minimum Standards	
Lot Area	None
Lot Width	100 feet
Lot Depth	100 feet
Front Yard	30 feet
Rear Yard	20 feet
Side Yard	10 feet
Side Yard abutting Res.	20 feet
Max Height	80 feet
Max Building Coverage	50 percent of the lot

- Uses permitted in the M-1 District include limited manufacturing uses, research laboratories, trucking and freight terminals, warehousing and wholesaling, mini-warehouses, vehicle sales and services, construction sales and services, offices, and personal and consumer services.

- Industrial buildings within 300 feet of any collector or arterial street or within 500 feet of residentially zoned property are subject to the building design standards in UDC Chapter 440.

- Screening is required between the M-1 District and properties with an agricultural, residential, commercial or business park zoning designation.

M-2
General Industrial

The M-2 General Industrial District is intended to accommodate industrial uses not otherwise permitted in other districts. The intensity of the uses in this district makes it necessary to separate it from all residential districts and most commercial districts.

Minimum Standards	
Lot Area	2 acres
Lot Width	200 feet
Lot Depth	200 feet
Front Yard	30 feet
Rear Yard	20 feet
Side Yard	10 feet
Side Yard abutting Res.	20 feet
Max Height	80 feet
Max Building Coverage	50 percent of the lot

- Uses permitted in the M-2 District include limited and general manufacturing uses, research laboratories, trucking and freight terminals, warehousing and wholesaling, mini-warehouses, vehicle sales and services and construction sales and services.

- Industrial buildings within 300 feet of any collector or arterial street or within 500 feet of residentially zoned property are subject to the building design standards in UDC Chapter 440.

- Screening is required between the M-2 District and all adjacent properties. A six foot open space buffer is required between M-1 and M-2 properties.