

Commercial Zoning Districts

REGULATIONS COMMON TO ALL DISTRICTS:

- A full list of permitted, special, and conditional uses in each commercial district can be found in UDC Chapter 410.
- Site plan approval is required prior to issuance of any building permits for commercial 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 commercial 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.
- Outdoor display and storage of merchandise is permitted in commercial 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 commercial 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.
- Commercial buildings are subject to the building design standards found in Chapter 440 of the Raymore UDC.
- A minimum of 50 percent of front and side commercial building façades must consist of masonry, stone, brick, finished concrete, stucco, or similar materials.

**City of Raymore
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PLEASE NOTE

This handout is for illustrative purposes only. For a comprehensive list of regulations that apply to structures and land in the incorporated area of Raymore, Missouri refer to the Municipal Code of the City of Raymore and the Raymore Unified Development Code. Regulations are subject to change by order of the City Council. In all cases, any information or material provided is governed by the provisions of the Municipal Code of the City of Raymore which shall control in the event of any inconsistency. For information on how these regulations apply to a specific property or structure, please contact the City of Raymore Development Services Department at (816) 331-1803.

PO

Professional Office

Minimum Standards

Lot Area	-
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	35 feet
Max Building Coverage	30 percent of the lot

The PO Professional Office District is intended to accommodate professional office uses in individual buildings, not in large campus-like settings. Site design within this district must ensure that adequate access, parking and screening is provided so as not to negatively impact adjoining residential neighborhoods.

- Uses permitted in the PO District include offices, personal and consumer services, and medical clinics. Retail sales are not permitted.
- Each business in the PO District is permitted 3 wall signs and 1 freestanding monument sign. Monument signs must be less than 32 square feet in copy area and 6 feet in height.
- Screening is required between the PO District and all residentially zoned properties.

C-2

General Commercial

Minimum Standards

Lot Area	-
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	40 percent of the lot

The C-2 General Commercial District is intended to accommodate mid-size retail and commercial businesses along commercial corridors.

- Uses permitted in the C-2 district include small retail, offices, personal and consumer services, medical clinics, banks, restaurants, hotels, and sports and entertainment facilities.
- Parking requirements may be reduced if shared parking areas are provided.
- Each business in the C-2 District is permitted 3 wall signs and each building is permitted 1 freestanding monument sign. The maximum size of the permitted freestanding sign varies according to the number of tenants in the building.
- Screening is required between the C-2 District and all properties zoned R, PO or C-1.

C-1

Neighborhood Commercial

Minimum Standards

Lot Area	-
Lot Width	100 feet
Lot Depth	100 feet
Front Yard	30 feet
Rear Yard	20 feet
Side Yard	10 feet
Side Yard abutting Res.	15 feet
Max Height	35 feet
Max Building Coverage	30 percent of the lot

The C-1 Neighborhood Commercial District is intended to accommodate small-scale professional office, service, and retail uses in buildings with a design and scale compatible to residential neighborhoods. This district is intended to provide goods and services primarily for residents in surrounding neighborhoods.

- Uses permitted in the C-1 District include small retail, offices, personal and consumer services, medical clinics, banks and restaurants.
- Each business in the C-1 District is permitted 3 wall signs and 1 freestanding monument sign. Monument signs must be less than 32 square feet in copy area and 6 feet in height.
- Screening is required between the C-1 District and all properties zoned R or PO.

C-3

Regional Commercial

Minimum Standards

Lot Area	-
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

The C-3 Regional Commercial District is intended to provide locations along major arterial roadways for shopping centers and business uses that draw patrons from Raymore, surrounding communities and the broader region.

- Uses permitted in the C-3 District include large retail (greater than 100,000 sqft), personal and consumer services, clinics, banks, hotels, restaurants, sports and entertainment facilities, and some automobile-related uses.
- Parking requirements may be reduced if shared parking areas are provided.
- Each business is permitted 3 wall signs and each shopping center is permitted at least one monument sign. Monument sign regulations vary according to the size of the center.
- Screening is required between the C-3 District and all properties zoned R, PO or C-1.