

Single-Family Residential Zoning Districts

REGULATIONS COMMON TO ALL DISTRICTS:

- Uses permitted in each district include detached single-family dwellings, manufactured homes of residential design, schools, and religious assembly.
- Accessory buildings and detached garages may be located in the rear yard and must be at least 5 feet from all property lines and 5 feet from other structures. Accessory buildings may not be located in a recorded easement. The size of accessory buildings may not exceed 8% of the total lot coverage.
- Porches and decks less than 30 inches high, without a roof or cover, may be located in the front, side, or rear yard. Porches may not project more than 30% into the required front yard and must be located at least 5 feet from side and rear property lines.
- Porches and decks more than 30 inches high, without a roof or cover may be located in the side or rear yard. Porches may not project more than 30% into the required yard.
- All materials including junk material, inoperable vehicles, used appliances, or furniture must be stored within a fully enclosed building. This requirement does not apply to porch/patio furniture or garden/horticulture supplies.
- Parking of semi-trailer trucks, cargo trailers or semi-trailers, and trucks licensed with a gross vehicle rating exceeding 10,000 pounds is prohibited. Overnight parking of school buses and charter buses is prohibited.
- A permit is required for all new fences. Fences must be in compliance with Section 440.030(C) of the Unified Development Code.
- For new homes, one tree is required to be planted in the front yard. On lots with two street frontages, two trees are required. Trees must be planted prior to issuance of a certificate of occupancy.

January 2009

**City of Raymore
Community Development Department
100 Municipal Circle
Raymore, MO 64083
816-331-1803
www.raymore.com**

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RE

Rural Estate

Minimum Standards

Lot Area	3 acres
Lot Width	220 feet
Lot Depth	100 feet
Front Yard	50 feet
Rear Yard	40 feet
Side Yard	15 feet

- Septic systems may be permitted if no sewer service is available.
- Gravel driveways are permitted.

The purpose of the RE Rural Estate District is to accommodate very low-density residential development in semi-rural areas of the City, characterized by dwellings surrounded by ample open space.

- Horses, cattle, sheep, goats and similar animals are permitted.
- RVs, boats, and trailers may be parked anywhere on the property.
- Two driveway openings are permitted.
- Privacy, decorative, chain link, and electric fences are permitted.
- Maximum building coverage is 30% of the lot.

RR

Rural Residential

Minimum Standards

Lot Area	1 acre
Lot Width	125 feet
Lot Depth	100 feet
Front Yard	400 feet
Rear Yard	30 feet
Side Yard	15 feet

- Septic systems may be permitted on lots larger than 3 acres if no sewer is available.
- Driveways must be paved.

The purpose of the RR Rural Residential District is to accommodate low-density residential development in semi-rural areas of the City. The district functions as a large-lot single-family dwelling district.

- Horses, cattle, sheep, goats are not permitted.
- RVs, boats, and trailers must be parked in the driveway, inside a building, or in the side or rear yard.
- Two driveway openings are permitted.
- Privacy, decorative, & chain link fences are permitted.
- Maximum building coverage is 30% of the lot.

R-1A

Single-Family

Minimum Standards

Lot Area	10,000 sq ft
Lot Width	70 feet
Lot Depth	100 feet
Front Yard	30 feet
Rear Yard	30 feet
Side Yard	10 feet

The purpose of the R-1A Single-Family Residential District is to accommodate low-density residential development with slightly larger lot sizes and lower density than the R-1 District.

- Horses, cattle, sheep, goats are not permitted.
- All vehicles, including RVs, boats, and trailers must be parked in the driveway, inside a building, or in the side or rear yard.
- One driveway opening is permitted per lot; two driveway openings may be permitted on corner lots.
- Driveways must be paved.
- Privacy, decorative, & chain link fences are permitted.
- Maximum building coverage is 30% of the lot.

R-1

Single-Family

Minimum Standards

Lot Area	8,400 sq ft
Lot Width	70 feet
Lot Depth	100 feet
Front Yard	30 feet
Rear Yard	30 feet
Side Yard	10 feet

The purpose of the R-1 Single-Family Residential District is to accommodate low-density residential development and limited institutional uses compatible with residential neighborhoods.

- Horses, cattle, sheep, goats are not permitted.
- All vehicles, including RVs, boats, and trailers must be parked in the driveway, inside a building, or in the side or rear yard.
- One driveway opening is permitted per lot; two driveway openings may be permitted on corner lots.
- Driveways must be paved.
- Privacy, decorative, & chain link fences are permitted.
- Maximum building coverage is 30% of the lot.

R-1.5

Single-Family

Minimum Standards

Lot Area	6,500 sq ft
Lot Width	60 feet
Lot Depth	100 feet
Front Yard	30 feet
Rear Yard	30 feet
Side Yard	7.5 feet

The purpose of the R-1.5 Single-Family Residential District is to accommodate low-density residential development with slightly smaller lot sizes and higher density than the R-1 District.

- Horses, cattle, sheep, goats are not permitted.
- All vehicles, including RVs, boats, and trailers must be parked in the driveway, inside a building, or in the side or rear yard.
- One driveway opening is permitted per lot; two driveway openings may be permitted on corner lots.
- Driveways must be paved.
- Privacy, decorative, & chain link fences are permitted.
- Maximum building coverage is 40% of the lot.

Multiple-Family Zoning Districts

REGULATIONS COMMON TO ALL DISTRICTS:

- A full list of permitted, special, and conditional uses in each district can be found in UDC Chapter 405.
- At least 30 percent of each lot must consist of landscaped area. Landscaped area must be maintained as a permeable and uncovered surface that includes living material.
- One tree is required to be planted in the front yard of each lot in a subdivision. On lots with two street frontages, two trees are required. Trees must be planted prior to issuance of a certificate of occupancy.
- Site plan approval is required prior to issuance of any building permits for attached single-family or multiple-family 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.
- A permit is required for all new fences. Fences must be in compliance with Section 440.030(C) of the Unified Development Code.
- Sign permits are required for all permanent and temporary signs.
- All materials including junk material, inoperable vehicles, used appliances, or furniture must be stored within a fully enclosed building. This requirement does not apply to porch/patio furniture or garden/horticulture supplies.
- Parking or storing of all recreational vehicles, boats, and trailers is permitted only on a driveway, inside a completely enclosed structure, or behind the front of a residence in the side and rear yard.
- Parking of semi-trailer trucks, cargo trailers or semi-trailers, and trucks licensed with a gross vehicle rating exceeding 10,000 pounds is prohibited. Overnight parking of school buses and charter buses is prohibited.

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R-2 Single- and Two-Family Residential

Minimum Standards

Lot Area	10,000sq.ft.
Lot Area per Dwelling Unit	5,000 sq.ft.
Lot Width	70 feet
Lot Depth	100 feet
Front Yard	30 feet
Rear Yard	30 feet
Side Yard	10 feet
Max Height	50 feet
Max Building Coverage	30 percent of the lot

The purpose of the R-2 District is to accommodate single- and two-family residential development. The R-2 District typically functions as a transition between lower-density single-family residential areas and commercial development, higher density residential areas, and arterial and collector streets.

- Permitted uses include single-family dwellings, two-family dwellings, and limited institutional uses.
- One driveway opening is permitted per lot; two driveway openings may be permitted on corner lots.

The R-3 District is intended to accommodate a mix of two-family and attached single-family residential development. The R-3 district is typically located on an arterial or collector street and serves as a transition between commercial development or heavy automobile traffic and lower density residential development.

- Permitted uses include two-family dwellings and attached single-family dwellings (townhomes).
- Attached single-family dwellings must have a 200 sq.ft. landscaped private yard adjacent to the unit.
- Units must be designed with windows or doors on street-facing facades to avoid the appearance of blank walls. Garages must face an alley or interior driveway; garages facing a public street may not extend more than 5 feet beyond the street-facing façade.
- Attached single-family dwellings should be served by a common access drive. Curb cuts should be minimized.

R-3 Medium Density Residential

Minimum Standards

Lot Area	11,250sq.ft.
Lot Area per Dwelling Unit	3,750 sq.ft.
Lot Width	90 feet
Lot Depth	120 feet
Front Yard	30 feet
Rear Yard	30 feet
Side Yard	10 feet
Max Height	50 feet
Max Building Coverage	30 percent of the lot

R-3A Multiple-Family Residential

Minimum Standards

Lot Area	12,000sq.ft.
Lot Area per Dwelling Unit	2,000 sq.ft.
Lot Width	70 feet
Lot Depth	100 feet
Front Yard	30 feet
Rear Yard	30 feet
Side Yard	10 feet
Max Height	50 feet
Max Building Coverage	30 percent of the lot

The R-3A District accommodates single-family attached and multiple-family residential development on individual lots where there are sufficient services and infrastructure to support higher density residential development.

- Permitted uses include two-family, attached single-family (townhomes), & multi-family dwellings (i.e. four-plexes).
- Multi-family developments must have an additional 150 sq.ft. of open space per unit. Open space must be accessible to all units and improved with landscaping, recreational facilities or pedestrian walkways.
- Units must be designed with windows or doors on street-facing facades to avoid the appearance of blank walls. Garages must face an alley or interior driveway; garages facing a public street may not extend more than 5 feet beyond the street-facing façade.
- Developments must comply with the commercial driveway standards of UDC Section 425.040. Units should be served by a common access drive. Curb cuts should be minimized.

R-3B Apartment Community

Minimum Standards

Lot Area	12,000sq.ft.
Lot Area per Dwelling Unit	2,000 sq.ft.
Lot Width	90 feet
Lot Depth	120 feet
Front Yard	30 feet
Rear Yard	30 feet
Side Yard	10 feet
Max Height	50 feet
Max Building Coverage	40 percent of the lot

The R-3B District is intended to accommodate multiple-family residential development on a lot under single ownership or unified control where there are sufficient services to support higher density residential development.

- Permitted uses include apartment communities (2 or more multi-family units on one lot with open space in common.)
- Apartment communities must have an additional 150 sq.ft. of open space per unit. Open space must be accessible to all units and improved with landscaping, recreational facilities and/or pedestrian walkways.
- Units must be designed with windows or doors on street-facing facades to avoid the appearance of blank walls. Garages must face an alley or interior driveway; garages facing a public street may not extend more than 5 feet beyond the street-facing façade.
- Developments must comply with the commercial driveway standards of UDC Section 425.040. Units should be served by a common access drive. Curb cuts should be minimized.

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.

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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.

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.

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BP

Business Park

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

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.

- 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

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

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 development and commercial development.

- 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

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

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.

- 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.

THE CITY OF RAYMORE, MISSOURI

A ■ AGRICULTURAL DISTRICT

Minimum Standards

Lot Area	10 acres
Lot Width	330 feet
Lot Depth	100 feet
Front Yard	50 feet
Rear Yard	50 feet
Side Yard	15 feet
Max Height	35 feet
Max Building Coverage	10 percent of the lot

The purpose of the Agricultural District is to accommodate agricultural activities and related uses on the fringe of the urbanized area of the City. Land within this district is likely to be developed with other land uses in the future. The type and intensity of uses permitted in this district will encourage and protect agricultural uses until urbanization is warranted.

Permitted Uses: Permitted uses include single-family homes, farming, and bed-and-breakfasts.

Animals: Keeping of animals, such as horses, cows, sheep, goats, and other similar domestic animals is permitted in the Agricultural District.

Accessory Buildings: In the Agricultural District, accessory buildings are permitted to be larger than the principal building on the lot.

Fences: In the Agricultural District, chain link fences, barbed-wire fences, and electric fences are permitted.

Driveways: Two driveway openings onto the street are permitted. In the Agricultural District, gravel may be used for driveway surfacing.

OTHER REGULATIONS IN THE AGRICULTURAL DISTRICT:

- A full list of permitted, special, and conditional uses in the Agricultural District can be found in UDC Chapter 405.
- Farming activities permitted include growing crops, pasturage, nursery or the raising of livestock and poultry, including the structures necessary for carrying out farming operations. Farming does not include feedlots, sale yards and auction yards for cattle and hogs.
- Buildings permits are required for all new structures and additions.
- In the Agricultural District, parking or storing of recreational vehicles, boats and trailers is allowed anywhere on the property.
- All materials including junk material, inoperable vehicles, used appliances, or furniture must be stored within a fully enclosed building. This requirement does not apply to porch/patio furniture or garden/horticulture supplies.
- A permit is required for all new fences. Fences must be in compliance with Section 440.030(C) of the Unified Development Code.

ZONING DISTRICTS

The City of Raymore is divided into zoning districts, each containing regulations on how land may be used and developed. The purpose of zoning regulation is to preserve property values and to ensure the health, safety, and general welfare of Raymore citizens by promoting the compatibility of neighboring land uses and providing for orderly development. The City of Raymore has various residential, commercial, and industrial zoning districts. The Raymore Planning and Zoning Commission and City Council assign properties zoning designations and determine the regulations contained within each zoning district.

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