

# City of Raymore, Missouri Unified Development Code

## Temporary Uses

### Section 420.060 Temporary Uses

#### **A. Temporary Outdoor Sales Events** *(Amendment 6 – Ordinance 2010-50 6.14.10)*

Temporary outdoor sales events are permitted in business, commercial and industrial districts subject to the following:

1. Sales events are limited to three events per business per calendar year.
2. Each sales event is limited to a maximum of seven days.
3. A sales event may occur anywhere within the parking area provided:
  - a. no entrance or exit is blocked;
  - b. principal access drives through the property are not blocked; and
  - c. no fire lane is blocked.
4. Any signs utilized for the sales event shall comply with Chapter 435.

#### **B. Seasonal Outdoor Sales Events** *(Amendment 6 – Ordinance 2010-50 6.14.10) (Amendment 15 – Ordinance 2013-010 2.11.13)*

Seasonal outdoor sales events are permitted in agricultural, business, commercial, industrial or parks, recreation and public use districts subject to the following:

1. Except as to a fireworks stand, which shall be specifically excluded from the provisions of this Chapter 420, the operation, maintenance and location of which have been fully addressed in Chapter 215 of the Raymore City Code, the following events shall qualify as a seasonal outdoor sales event:
  - a. Christmas tree sales;
  - b. garden sales;
  - c. produce stands;
  - d. pumpkin sales; and
  - e. ice cream/frozen treat stands.
2. Seasonal outdoor sales events shall not occur within required parking spaces. Events held within a parking lot area may only occur on those properties having an excess of parking spaces, and the sales area may only utilize the excess parking area.
3. Any signs utilized for the seasonal outdoor sales event shall comply with Chapter 435 and the following restrictions:
  - a. If a temporary building is utilized up to three wall signs are permitted on the building.

- b. Only one temporary event sign is permitted for the business. The temporary event sign shall not be placed or located to be visible for display or advertising when the business is not open.
  - c. The temporary event sign is not limited to the 30 day time limitation placed on temporary signs.
4. Unless otherwise restricted by City Code, the maximum duration for a sales event shall be as set forth below:
    - a. Christmas tree sales – 60 days;
    - b. garden sales – 60 days;
    - c. produce stands – 180 days;
    - d. pumpkin sales – 30 days;
    - e. ice cream/frozen treat stands – 180 days.
  5. Large retail sales uses are not limited in the length of time for a seasonal outdoor sales event.
  6. If the seasonal outdoor sales event ceases to be open for longer than seven (7) consecutive days, then the event shall cease and all remnants of the event shall be removed from the premises.
  7. No recreational vehicle, trailer, or similar vehicle shall be utilized, stored, or parked as part of the seasonal outdoor sales event. A temporary building or structure such as a shed, canopy or tent may be utilized.
  8. There shall be no commercial trash receptacles placed at or near the seasonal outdoor sales event. One residential receptacle may be placed at or near the event location.
  9. No portable toilet facility shall be placed at or near the seasonal outdoor sales event location.
  10. No storage containers, crates, boxes, or similar containers for products to be sold or displayed shall be placed or stored at or near the seasonal outdoor sales event location.
  11. Any water or electrical connections that are made shall be inspected and must be approved by the Building Official prior to commencing business.
  12. Written authorization of the property owner to conduct the seasonal outdoor sales event on the property shall be obtained and shall be submitted to the City prior to commencement of the sales event.

**C. Outdoor Events** *(Amendment 6 – Ordinance 2010-50 6.14.10) (Amendment 15 – Ordinance 2013 – 010 2.11.13)*

Outdoor events may be conducted in any business, commercial, industrial or parks, recreation and public use district that permits public assembly or on any lot occupied by a public or business use, subject to the following requirements:

1. Outdoor events are limited to seven days per business per calendar year. The owner or operator is required to keep a record of days of operation, and make the record available upon request of the Development Services Director.

- a. A City recognized farmer's market is not limited to seven (7) days per calendar year.
- 2. The event may not involve the construction of a permanent structure.
- 3. Signs may be provided, subject to the sign regulations of the zoning district in which the use is located.
- 4. All event-related activities must be located outside of the public right-of-way.
- 5. Written permission of the owner of the property upon which the outdoor event is to be located.
- 6. Application shall be made to the Development Services Director. Approval of the application is required prior to conducting the event.

**D. Contractors' Offices**

- 1. Portable trailers, portable offices and equipment trailers utilized by a contractor on a construction project are permitted during construction.
- 2. All trailers, offices and equipment must be removed from the property prior to the issuance of a certificate of occupancy for the building.
- 3. No trailer, office or equipment may be located or stored in any right-of-way or sight triangle area as described in Section 440.040.
- 4. No trailer, office or equipment may be located, parked or stored on any property unless a building permit has been issued for the property.

**E. Real Estate Offices**

Real estate offices (containing no sleeping or cooking accommodations unless located in a model dwelling unit) accessory to a housing development are permitted in any district. These structures are limited to a time period that does not exceed the duration of active sales or leasing of dwelling units in the development.

**F. Carnivals and Circuses** *(Amendment 6 – Ordinance 2010-50 6.14.10) (Amendment 16 – Ordinance 2013-056 8.26.13)*

A carnival or circus is permitted in A, C, BP, PR, or M-1 Districts and then only for a period that does not exceed three weeks. The use need not comply with the front yard requirements of thisCode provided that no structures or equipment be located within the right-of-way or required sight triangle in accordance with Section 440.040. The use shall comply with all requirements of Chapter 615: Public Amusements of the Raymore City Code.

**G. Garage Sales**

A garage sale may be held twice within any 90 day time period. Each sale event is limited to three days. No garage sale shall be conducted within any public right-of-way. Temporary use permits and application to the Development Services Director are not required.

## **H. Personal Home Storage, Shipping or Construction Units**

- 1.** Personal home storage units and containers may not be located on any lot for more than 45 days in any 12-month period.
- 2.** All home storage units and containers must be located on paved off-street surfaces.
- 3.** No such unit shall block any sidewalk, right-of-way, or be located in any sight triangle as described in Section 440.040.
- 4.** Doors must be secured at all times except during loading and unloading.

## **I. Temporary Trash Receptacles (Dumpsters)** *(Amendment 6 – Ordinance 2010-50 6.14.10)*

- 1.** Temporary trash receptacles may not be located on any lot for more than 45 days in any 12-month period. Exception is for a building site with active building construction.
- 2.** Trash receptacles may not be located in the street right-of-way or required sight triangle.
- 3.** Trash receptacles must be located on the property from which the rubbish or materials are generated.
- 4.** Any rubbish or materials intended to be placed in the trash receptacle that remain around the receptacle area shall be collected and placed inside the trash receptacle.
- 5.** The trash receptacle shall be removed from the property when full.
- 6.** Trash receptacles shall be placed at least five feet from any property line.

## **J. Mobile Vendors** *(Amendment 15 – Ordinance 2013 – 010 2.11.13)*

Mobile vendors are permitted in agricultural, business, commercial, industrial or parks, recreation and public use districts subject to the following:

- 1.** Mobile vendors shall obtain a City occupational license prior to opening. The following information must be submitted with the application:
  - a.** Mobile vendors selling food or beverages shall submit a copy of the food permit from the Cass County Health Department.
  - b.** Written permission of the owner of the property upon which the mobile vendor is located.
  - c.** Any additional information required by the City Clerk to obtain an occupational license.
- 2.** A mobile vendor cart, truck or similar vehicle used by the vendor shall not be placed or parked in a location that would:
  - a.** Impact pedestrian, bicycle or motor vehicle traffic circulation; or
  - b.** Interfere with or block any access drive, intersection, sidewalk, or pathway that provides access to a property or to a structure.
- 3.** Except as to groups of common vendors within carnivals and circuses as regulated by Section 420.060F, a mobile vendor shall not remain overnight on the same property

where the sales occur. The cart, truck or similar vehicle can be brought to the same property on consecutive days.

4. Except as to groups of common vendors within carnivals and circuses as regulated by Section 420.060F, a mobile vendor shall not be stored outdoors on a property when not open for business.
5. One temporary event sign is permitted for the mobile vendor. The sign shall not be placed or located to be visible for display or advertising when the business is not open.