

# City of Raymore Unified Development Code

## Chapter 410: Business, Commercial and Industrial Districts

### Section 410.010 District Descriptions

#### A. PO, Professional Office District

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, and to protect the office uses from higher-intensity commercial and industrial uses.

#### B. C-1, Neighborhood Commercial District

The C-1, Neighborhood Commercial District is intended to accommodate small-scale professional office, service and retail uses primarily located within buildings with a design and scale that is compatible with surrounding residential development. This district is intended to provide goods and services primarily for residents in the surrounding neighborhoods. Site design within this district must ensure that adequate access, parking and screening is provided so as not to negatively impact adjoining residential neighborhoods.

#### C. C-2, General Commercial District

The C-2, General Commercial District is intended to accommodate mid-size retail and commercial businesses along commercial corridors. Uses in the C-2 district have the potential to generate significant automobile traffic. Therefore, care must be taken to ensure that traffic and other related impacts are minimized. Since this district is located along major arterials and collectors that serve as gateways into Raymore, quality building architecture, landscaping and other site improvements will be required to ensure development enhances Raymore's image.

#### D. C-3, Regional Commercial District

The C-3, Regional Commercial District is intended to provide locations along major arterials for shopping centers and business uses that draw patrons from Raymore, surrounding communities and the broader region. The C-3 district consists primarily of large-scale development that has the potential to generate significant automobile traffic. Development in this district must be designed in a coordinated manner with an interconnected street network that is consistent with the City's Growth Management Plan. Uncoordinated, piecemeal development of small parcels that do not fit into the larger context is strongly discouraged in the C-3 district. Because this district is primarily located at high-visibility locations, the building architecture, landscaping and other site improvements must be of superior aesthetic and functional quality.

#### E. BP, Business Park District

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.

#### **F. M-1, Light Industrial District**

The M-1, Light Industrial District is intended to accommodate light manufacturing, 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 or multi-family residential development.

#### **G. M-2, General Industrial District**

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.

#### **H. PR, Parks, Recreation and Public Use District**

The PR, Parks, Recreation and Public Use District is a special purpose district that is intended to accommodate land uses that offer a variety of active and passive recreational opportunities and other public uses. See Section 415.070.

### **Section 410.020 Use Table**

#### **A. Use Groups**

The use table classifies land uses into five major groupings: Residential, Public and Civic, Commercial, Industrial and Other. These are referred to as “Use Groups.”

#### **B. Use Categories**

Each Use Group is further divided into “Use Categories.” These categories classify land uses based on common characteristics, such as the type of products sold, site conditions or the amount of activity on the site. Some use categories are further divided into specific use types, which are described in Section 485.010.

#### **C. Determination of Land Use Category**

When a land use cannot be classified into a Use Category or appears to fit into multiple categories, the Community Development Director is authorized to determine the most appropriate Use Category.

#### **D. Permitted Uses**

Uses identified with a “P” in the use table are permitted by-right in the designated zoning districts, subject to compliance with all other applicable provisions of this Code.

#### **E. Uses Subject to Special Conditions**

Uses identified with an “S” in the use table are permitted by-right in the designated zoning districts, subject to compliance with all conditions of this chapter and with all other applicable provisions of this Code.

#### **F. Conditional Uses**

Uses identified with a “C” in the use table may be allowed in the designated zoning districts if approved in accordance with the conditional use procedure of Section 470.030. Approved conditional uses are subject to compliance with all other applicable provisions of this code.

#### **G. Prohibited Uses**

Uses identified with a “-” in the use table are expressly prohibited. Uses not listed in the use table are also prohibited unless the Community Development Director determines that the use fits into an existing use category.

## H. Use Standards *(Amendment 16 – Ordinance 2013-056 8.26.13)*

The “Use Standard” column in the use table provides a cross-reference to additional standards that apply to some uses, whether or not they are allowed as a permitted use, use subject to special conditions or conditional use.

Use	PO	C-1	C-2	C-3	BP	M1	M2	PR	Use Standard
<b>RESIDENTIAL USES</b>									
<b>Household Living</b>									
Single-family Dwelling, Attached	-	-	-	-	-	-	-	-	Section 420.010A
Multi-family Dwelling (3+ units)	-	-	-	-	-	-	-	-	Section 420.010A
Cluster Residential Development	-	-	-	-	-	-	-	-	Section 420.010B
Manufactured Home Park	-	-	-	-	-	-	-	-	Section 420.010C
Dwelling Units Located Above the Ground Floor	-	P	P	P	-	-	-	-	
<b>Group Living</b>									
Assisted Living	-	C	P	P	-	-	-	-	
Group Home	-	-	-	-	-	-	-	-	Section 420.010E
Nursing Care Facility	-	C	P	P	-	-	-	-	
Transitional Living	-	C	C	-	-	-	-	-	
<b>PUBLIC AND CIVIC USES</b>									
College or University	C	-	C	C	C	C	-	C	
Cultural Exhibit or Library	C	C	C	C	C	C	-	C	
Government Buildings and Properties	C	C	C	C	C	C	C	C	
Hospital	P	C	P	P	P	P	-	C	
Place of Public Assembly	P	P	P	P	P	P	-	C	
Public Safety Services	P	P	P	P	P	P	P	C	
Religious Assembly	P	P	P	P	P	P	P	P	
School	P	P	P	P	P	P	P	P	
Social Club or Lodge	P	P	P	P	P	P	P	-	
<b>Utilities</b>									
Major	C	C	C	C	C	C	C	C	
Minor	P	P	P	P	P	P	P	P	
<b>COMMERCIAL USES</b>									
Adult Business	-	-	S	S	S	S	S	-	Section 420.030A Section 420.030B
<b>Animal Services</b>									
Kennel	-	-	C	C	C	C	C	-	Section 420.030E
Veterinary Services	-	P	P	P	-	-	-	-	
Art Gallery	-	P	P	P	-	-	-	-	
<b>Banks and Financial Services</b>									
Banks	-	P	P	P	P	-	-	-	
Payday Loan Store	-	-	C	C	C	-	-	-	Section 420.030D
Consumer Loan Establishment	-	-	C	C	C	-	-	-	Section 420.030D
Pawn Shop	-	-	C	C	-	-	-	-	
Body Art Services	-	-	C	C	-	-	-	-	
Business Support Service	P	P	P	P	P	P	P	-	
Construction Sales and Service	-	-	-	-	P	P	P	-	
<b>Day Care</b>									
Day Care Center	S	S	S	S	S	S	-	-	Section 420.030C
<b>Eating and Drinking Establishment</b>									
Restaurant	-	S	S	S	S	-	-	-	Section 420.030F
Tavern	-	C	C	C	-	-	-	-	
<b>Entertainment and Spectator Sports</b>									

Use	PO	C-1	C-2	C-3	BP	M1	M2	PR	Use Standard
Indoor	-	-	P	P	P	P	-	P	
Outdoor	-	-	C	C	C	C	-	P	
<b>Funeral and Interment Services</b>									
Cremating	-	-	C	C	C	C	C	-	
Funeral Home	-	C	P	P	P	C	-	-	
<b>Lodging</b>									
Bed and Breakfast	-	S	S	S	-	-	-	-	Section 420.030H
Hotel or Motel	-	-	P	P	P	-	-	-	
Medical or Dental Clinic	P	P	P	P	P	C	-	-	
Mini Warehouse	-	-	-	-	-	P	P	-	
Office	P	P	P	P	P	P	-	-	
Personal and Consumer Service	P	P	P	P	P	P	-	-	
<b>Retail Sales</b>									
Large (100,000+ gfa)	-	-	-	S	-	C	-	-	Section 420.030G Section 420.030B
Small (up to 100,000 gfa)	-	S	S	S	S	C	-	-	Section 420.030B
<b>Sports and Recreation, Participant</b>									
Outdoor	-	C	P	P	C	C	-	P	
Indoor	-	-	P	P	P	P	-	P	
<b>Vehicle Sales and Service</b>									
Car Wash	-	-	S	S	S	S	S	-	Section 420.030I
Gas Station	-	-	C	C	C	C	C	-	Section 420.030J
Motor Vehicle Repair	-	-	C	C	C	P	P	-	Section 420.030K
Light Equipment and Vehicle Sales or Rental	-	-	-	P	P	P	-	-	
Heavy Equipment Sales or Rental	-	-	-	C	P	P	P	-	
Vehicle, Recreational Vehicle or Boat Storage/Towing	-	-	-	-	-	P	P	-	
<b>INDUSTRIAL USES</b>									
<b>Manufacturing, Production and Industrial Service</b>									
Limited	-	-	-	-	P	P	P	-	
General	-	-	-	-	-	C	P	-	
Intensive	-	-	-	-	-	-	C	-	
Research Laboratory	-	-	-	-	P	P	P	-	
Trucking/Freight Terminal	-	-	-	-	C	P	P	-	
Warehousing and Wholesaling	-	-	-	-	C	P	P	-	
<b>Waste-related Use</b>									
Junkyard	-	-	-	-	-	C	C	-	
Recycling Facility	-	-	-	-	C	C	C	-	
Sanitary Landfill	-	-	-	-	-	C	C	-	
<b>OTHER USES</b>									
Accessory Uses	S	S	S	S	S	S	S	S	Section 420.050
Drive-through Facilities	-	-	S	S	S	S	-	-	Section 420.030L
<b>Parking</b>									
Accessory Parking	P	P	P	P	P	P	P	P	
Non-accessory Parking	C	C	C	C	C	C	C	C	
<b>Wireless Communication Facility</b>									
Freestanding	-	-	S	S	S	S	S	S	Section 420.040C
Co-located	S	S	S	S	S	S	S	S	Section 420.040C