

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 Development Services 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 Development Services Director determines that the use fits into an existing use category.

H. Use Standards *(Amendment 16 – Ordinance 2013-056 8.26.13) (Amendment 25 - Ordinance 2017-051 8.28.17) (Amendment 31 - Ordinance 2019-048 7.22.19) (Amendment 32 - Ordinance 2020-056 10.12.2020)*

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
RESIDENTIAL USES									
Household Living									
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	-	-	-	-	
Group Living									
Assisted Living	-	C	P	P	-	-	-	-	
Group Home	-	-	-	-	-	-	-	-	Section 420.010E
Nursing Care Facility	-	C	P	P	-	-	-	-	
Transitional Living	-	C	C	-	-	-	-	-	
PUBLIC AND CIVIC USES									
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	-	
Utilities									
Major	C	C	C	C	C	C	C	C	
Minor	P	P	P	P	P	P	P	P	
COMMERCIAL USES									
Adult Business	-	-	S	S	S	S	S	-	Section 420.030A Section 420.030B
Animal Services									
Kennel	-	-	C	C	C	C	C	-	Section 420.030E
Veterinary Services	-	P	P	P	-	-	-	-	
Art Gallery	-	P	P	P	-	-	-	-	

Use	PO	C-1	C-2	C-3	BP	M1	M2	PR	Use Standard
Banks and Financial Services									
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	-	
Day Care									
Day Care Center	S	S	S	S	S	S	-	-	Section 420.030C
Eating and Drinking Establishment									
Restaurant	-	S	S	S	S	-	-	-	Section 420.030F
Tavern	-	C	C	C	-	-	-	-	
Entertainment and Spectator Sports									
Indoor	-	-	P	P	P	P	-	P	
Outdoor	-	-	C	C	C	C	-	P	

Funeral and Interment Services									
Cremating	-	-	C	C	C	C	C	-	
Funeral Home	-	C	P	P	P	C	-	-	
Lodging									
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	-	-	
Medical Marijuana									
Cultivation Facility (Outdoor)	-	-	-	-	C	C	C	-	Section 420.030N
Cultivation Facility (Indoor)	-	-	-	-	P	P	P	-	Section 420.030N
Dispensary Facility	-	P	P	P	P	P	P	-	Section 420.030N
Infused Products Manufacturing Facility	-	-	-	-	P	P	P	-	Section 420.030N
Testing Facility	P	P	P	P	P	P	P	-	Section 420.030N
Transportation Facility	-	-	-	-	P	P	P	-	Section 420.030N
Office									
	P	P	P	P	P	P	-	-	
Personal and Consumer Service									
	P	P	P	P	P	P	-	-	
Retail Sales									
Large (100,000+ gfa)	-	-	-	S	-	C	-	-	Section 420.030B G
Small (up to 100,000 gfa)	-	S	S	S	S	C	-	-	Section 420.030B
Self Storage Facility									
	-	-	-	-	-	P	P	-	
Self Storage Facility, Indoor									
	-	-	S	S	S	P	P	-	420.030M
Sports and Recreation, Participant									
Outdoor	-	C	P	P	C	C	-	P	
Indoor	-	-	P	P	P	P	-	P	
Vehicle Sales and Service									
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	-	

Use	PO	C-1	C-2	C-3	BP	M1	M2	PR	Use Standard
Vehicle, Recreational Vehicle or Boat Storage/Towing	-	-	-	-	-	P	P	-	
INDUSTRIAL USES									
Manufacturing, Production and Industrial Service									
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	-	
Waste-related Use									
Junkyard	-	-	-	-	-	C	C	-	
Recycling Facility	-	-	-	-	C	C	C	-	
Sanitary Landfill	-	-	-	-	-	C	C	-	
OTHER USES									
Accessory Uses	S	S	S	S	S	S	S	S	Section 420.050
Drive-through Facilities	-	-	S	S	S	S	-	-	Section 420.030L
Parking									
Accessory Parking	P	P	P	P	P	P	P	P	
Non-accessory Parking	C	C	C	C	C	C	C	C	
Wireless Communication Facility									
Freestanding	-	-	S	S	S	S	S	S	Section 420.040C
Co-located	S	S	S	S	S	S	S	S	Section 420.040C
Small Wireless Facility	S	S	S	S	S	S	S	S	Section 420.040C