

City of Raymore Unified Development Code

C-1 Neighborhood Commercial District

Section 410.010: District Descriptions

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.

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,B

Use	PO	C-1	C-2	C-3	BP	M1	M2	PR	Use Standard
Animal Services									
Kennel	-	-	C	C	C	C	C	-	Section 420.030E
Veterinary Services	-	P	P	P	-	-	-	-	
Art Gallery									
	-	P	P	P	-	-	-	-	
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

Section 410.040: Bulk and Dimensional Standards

A. Bulk and Dimensional Standards Table

The following bulk and dimensional standards apply to the business, commercial and industrial districts unless otherwise specifically allowed by this code. See Section 415.060 for PUD standards, Section 415.040 for Planned district standards and Section 415.070 for Parks, Recreation, and Public Use District standards.

C-1	
Minimum Lot Area	
per lot	-
per dwelling unit	2,000 sq.ft.
Minimum Lot Width (feet)	100
Minimum Lot Depth (feet)	100
Yards, Minimum (feet)	
front	30
rear	20
side	10
side, abutting residential district	15
Maximum Building Height (feet)	35
Maximum Building Coverage (%)	30

