

City of Raymore Unified Development Code

Section 420.050: Accessory Uses and Structures

A. General *(Amendment 8 – Ordinance 2011-9 2.28.11) (Amendment 16 – Ordinance 2013-056 8.26.13) (Amendment 21 – Ordinance 2015-005 1.26.15)*

All accessory uses and structures must meet the following requirements:

1. unless expressly prohibited, accessory uses and structures are permitted in any zoning district in connection with any allowable principal use;
2. accessory uses and structures must be located on the same lot as the principal building or principal use served, unless two or more adjacent lots are held in common ownership and one of the lots include a principal building;
3. except in the A district, accessory uses and structures are permitted only after the principal building is present or under construction;
4. in the side yard area an accessory structure must meet the minimum front and side yard setback required for principal buildings within the applicable zoning district, as specified in the bulk and dimensional standards table for the district unless specifically exempted by the projections into required yards table in the bulk and dimensional standards section;
5. in the rear yard area an accessory structure must provide a minimum side and rear yard setback of five feet, except that if a detached garage or carport has a vehicular alley entrance, the setback of the structure from the alley shall not be less than 20 feet;
6. detached accessory structures must be erected a minimum of five feet from all principal buildings;
7. no accessory structure may be constructed or erected within a recorded easement;
8. the total gross floor area of all accessory structures in all districts except RE and RR shall not exceed eight percent of the lot coverage. In the RE and RR districts, the 30 percent maximum area of building coverage includes all accessory structures and there is no maximum size limit for an accessory structure. In all zoning districts, there is no limit on the number of accessory structures allowed.
9. except in the A, RE and RR districts, no accessory structure shall exceed the size of the principal building; and
10. no accessory building or structure in a residential district except the RE and RR districts may exceed the height of the principal building.

B. Outdoor Swimming Pools, Spas and Hot Tubs *(Amendment 30 - Ordinance 2020-068 11.23.2020)*

1. The standards of this section apply to pools, spas and hot tubs 24 inches or greater in depth.
2. Swimming pools, spas or hot tubs that are for the use of multi-family developments, subdivisions or homeowner's associations must be enclosed by a wall or fence six feet in height with locking gates.

3. Swimming pools, spas and hot tubs in residential districts are intended for and must be used solely for the enjoyment of the occupants of the principal use of the property on which it is located and their guests.
4. A swimming pool, spa or hot tub must be located at least five (5) feet from the property line, and may not be located in the required front yard or within any easement, provided that the pump and filter installations are located no closer than five feet to any property line.
5. Swimming pools, spas or hot tubs located on single-family or two-family properties shall be enclosed by a barrier at least four feet above grade, measured on the side of the barrier which faces away from the swimming pool, spa or hot tub. The maximum vertical clearance between grade and the bottom of the barrier shall not exceed four inches measured on the side of the barrier which faces away from the pool, spa or hot tub.
 - a. If the barrier is a solid barrier, such as masonry or stone walls, the barrier shall not contain indentations or protrusions except for normal construction tolerances and tooled masonry joints.
 - b. If the barrier (fence) is made up of horizontal and vertical members and the distance between the tops of the horizontal members is less than thirty-six (36) inches, the spacing of the vertical members shall not exceed one and three-fourths ($1\frac{3}{4}$) inches. If the barrier is made up of horizontal and vertical members and the distance between the tops of the horizontal members is more than thirty-six (36) inches, the spacing between the vertical members shall not exceed four inches. Horizontal members shall be on the pool side of the fence.
 - c. If the barrier is a chain link fence, the mesh size shall not exceed one and three-fourths ($1\frac{3}{4}$) inches square.
 - d. If the barrier is made up of diagonal members (lattice work), the maximum opening in the lattice shall not exceed one and three-fourths ($1\frac{3}{4}$) inches.
 - e. Where an above ground pool structure is used as a barrier or where the barrier is mounted on top of the pool structure and the means of access is a ladder or steps, then the ladder to the pool or steps shall be capable of being secured, locked or removed to prevent access or the ladder or steps shall be surrounded by a barrier which meets the requirements of this Section as set forth above. When the ladder or steps are secured, locked or removed, any opening created shall not exceed four inches.
6. Gates in a barrier shall comply with Section 420.050B.5a-e above. Gates shall open outward, away from the pool and shall be self-closing and have a self-latching device. The self-latching device shall be on the pool side of the barrier and the release mechanism shall be located at least six inches below the top of the gate and the gate and barrier shall have no opening greater than one-half ($1/2$) inch within eighteen (18) inches of the release mechanism.
7. Spas or hot tubs with a locking, solid safety cover shall be exempt from the barrier requirements of this Section.

C. Accessory Private Recreation Facilities

Private recreation facilities for multi-family developments, subdivisions or homeowner's associations must meet the following requirements:

1. private recreational facilities include, but are not limited to the following: swimming pools, open game fields, golf courses, and facilities for basketball, shuffleboard, racquet ball, croquet, and tennis courts, and meeting and locker rooms;
2. private facilities in accordance with this section will be restricted to use by the occupants of the residence and their guests or by members of the homeowner's association and their guests;
3. private recreation facilities must not be located within 30 feet of any street right-of-way or within 10 feet of any abutting property line;
4. activity areas must be fenced and screened from abutting properties;
5. dispensing of food and beverages on the premises is only permitted for the benefit of users of the recreation facility and not for the general public; and
6. off-street parking is required on the basis of one parking space for each 4,000 square feet of area devoted to recreational use, with a minimum of four spaces.

D. Accessory Uses in Non-Agricultural and Non-Residential Districts (*Amendment 8 – Ordinance 2011-9 2.28.11*)

The following accessory uses are permitted in non-agricultural and non-residential districts:

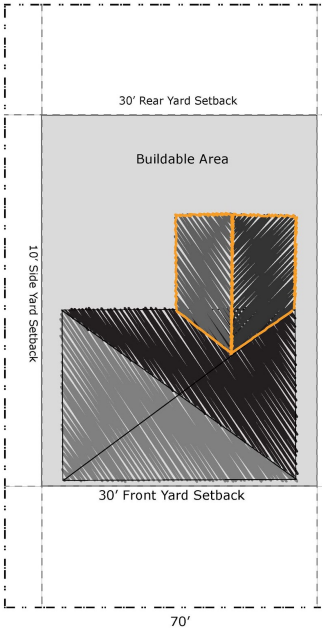
1. restaurants, drug stores, gift shops, swimming pools, tennis courts, club and lounges and newsstands when located in a permitted hotel, motel or office building;
2. employee restaurants and cafeterias when located in a permitted business or manufacturing or industrial building;
3. offices for permitted business and industrial uses when said office is located on the same site as the business or industry to which it is accessory;
4. services within retail stores, such as banking, personal services, or pet grooming where the service is clearly subordinate and incidental to the principal use;
5. banking machines, vending machines, drop-off boxes and other similar features not interfering with traffic circulation;
6. retail sales for permitted industrial uses when located on the same site as the industrial use;
7. the storage of retail merchandise when located within the same building as the principal retail business; and
8. vending machines for movie rentals located on a sidewalk adjacent to the exterior of a building. The sidewalk location being utilized shall not be adjacent to a drive aisle or fire lane, and an area on the sidewalk at least 36" wide shall be provided between the machine and the edge of the sidewalk.

E. Accessory Dwelling (*Amendment 18 – Ordinance 2014-006 2.10.14*) (*Amendment 27 - Ordinance 2018-041 6.11.18*)

1. In the A and RE zoning districts, the following standards apply:
 - a. There shall be only one accessory dwelling unit per lot.
 - b. An accessory dwelling unit may be located within a principal building or a detached building.

- c. An accessory dwelling unit shall not exceed the total square footage of the principal building.
 - d. An accessory dwelling unit shall comply with all requirements of the International One and Two-Family Dwelling Code adopted by the City.
 - e. The accessory dwelling unit shall comply with all development standards for the applicable zoning district in which it is located.
 - f. Either the principal building or the accessory dwelling unit shall be occupied by the property owner at any time the accessory dwelling unit is occupied.
 - g. Before a Certificate of Occupancy can be issued for the accessory dwelling unit, the property owner must sign a deed restriction for the benefit of the City stating that they will maintain occupancy of either the principal building or the accessory dwelling unit. Such deed restriction shall be recorded with the Cass County Recorder of Deeds.
 - h. A clearly marked and accessible connection shall be provided from an existing driveway or sidewalk located on the lot to the entrance of the accessory dwelling unit. Such route shall be accessible to emergency personnel at all times.
 - i. The property owner shall make adequate provisions for potable water supply and sanitary sewage disposal for the accessory dwelling unit. The accessory dwelling unit may be served by connecting to the existing services to the principal building, if adequate capacity and service is available in accordance with City Code, or by the installation of new service lines.
2. In the RR, R-1A, R-1, and R-1.5 zoning districts, the following standards apply:
- a. There shall be only one accessory dwelling unit per lot.
 - b. An accessory dwelling may be located within a principal building or a detached building.
 - c. An accessory dwelling unit shall be limited to 60% of the total square footage of the principal building, but shall not exceed 1,000 square feet.
 - d. An accessory dwelling unit shall not exceed the height of the principal building.
 - e. An accessory dwelling unit shall comply with all requirements of the International One and Two-Family Dwelling Code adopted by the City.
 - f. The accessory dwelling unit shall comply with all development standards for the applicable zoning district in which it is located.
 - g. Either the principal building or the accessory dwelling unit shall be occupied by the property owner at any time the accessory dwelling unit is occupied.
 - h. Before a Certificate of Occupancy can be issued for the accessory dwelling unit, the property owner must sign a deed restriction for the benefit of the City stating that they will maintain occupancy of either the principal building or the accessory dwelling unit. Such deed restriction shall be recorded with the Cass County Recorder of Deeds.
 - i. A paved connection of at least four (4) feet in width shall be provided from an existing sidewalk or driveway located in the front yard of the principal building to the entrance of the accessory dwelling unit.

- j. Accessory dwelling units, when located within a fenced-in area, shall maintain a gated access of at least four (4) feet in width for the paved connection.
- k. The entrance to the attached accessory dwelling unit shall be subordinate to that of the principal building and be located only in the side or rear yard of the property.
- l. The property owner shall make adequate provisions for potable water supply and sanitary sewage disposal for the accessory dwelling unit. The accessory dwelling unit may be served by connecting to the existing services to the principal building, if adequate capacity and service is available in accordance with City Code, or by the installation of new service lines.

Term	Definition
Dwelling	A building or portion thereof, not including manufactured homes, which is designed and used exclusively for residential purposes.
Dwelling, Accessory <i>(Amendment 18 – Ordinance 2014-006 2.10.14)</i>	A separate and subordinate dwelling that is contained on the same lot as the primary dwelling.
Dwelling, Accessory, Attached <i>(Amendment 27 - Ordinance 2018-041 6.11.18)</i>	<p>A dwelling that is attached to, and/or located within the principal building on the lot, but physically separated from, and not connected to the interior of, the principal building.</p>  <p>The diagram illustrates a lot with a 70-foot width. It shows setbacks of 30 feet on the rear and front yards, and 10 feet on the side yard. A shaded 'Buildable Area' is defined within these setbacks. An orange-outlined structure represents the attached accessory dwelling unit, which is physically separated from the principal building (indicated by diagonal hatching) but located within the principal building's footprint.</p>

**Dwelling, Accessory,
Detached** (Amendment 27
- Ordinance 2018-041
6.11.18)

A dwelling that is built separate from the principal building or above an existing accessory structure such as a detached garage.

