

**BILL 2935**

**ORDINANCE 2014-006**

**“AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AMENDING VARIOUS SECTIONS OF THE UNIFIED DEVELOPMENT CODE OF THE RAYMORE CITY CODE.”**

**WHEREAS**, the City Council of the City of Raymore, Missouri adopted the Unified Development Code as Ordinance 28117 on December 8, 2008; and,

**WHEREAS**, the Planning and Zoning Commission held a public hearing on the proposed 18<sup>th</sup> amendment on January 7, 2014, after notice of said hearing was published in a newspaper of general circulation in Raymore, Missouri, at least fifteen (15) days prior to said hearing; and,

**WHEREAS**, the Planning and Zoning Commission heard public testimony at the public hearing and has submitted its recommendation of approval to the Governing Body of the City of Raymore, Missouri; and,

**WHEREAS**, the Governing Body, City Council of Raymore, Missouri, held a public hearing on the proposed amendment on January 27, 2014 after notice of said hearing was published in a newspaper of general circulation in Raymore, Missouri, at least fifteen (15) days prior to said hearing; and

**WHEREAS**, the City Council of the City of Raymore, Missouri has determined the amendments proposed would be in the best interest of the health, safety and welfare of the citizens of Raymore.

**NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF RAYMORE, MISSOURI, AS FOLLOWS:**

**Section 1.** Section 405.020H of the Unified Development Code is hereby amended by the addition of the following language:

Chapter 405:            Agricultural and Residential Districts

Section 405.020:    Use Table

H.     Use Standards

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	A	RE	RR	R-1A	R-1	R-1.5	R-2	R-3	R-3A	R-3B	PR	Use Standard
<b>RESIDENTIAL USES</b>												
<b>Household Living</b>												
Single-family Dwelling, Detached (conventional)	P	P	P	P	P	P	P	-	-	-	-	
Manufactured Home Residential – Design	S	S	S	S	S	S	S	-	-	-	-	Section 420.010D
Single-family Dwelling, Attached	-	-	-	-	-	-	-	S	S	-	-	Section 420.010A
Two-family Dwelling (Duplex)	-	-	-	-	-	-	P	P	P	-	-	
Multi-family Dwelling (3+ units)	-	-	-	-	-	-	-	-	S	-	-	Section 420.010A
Apartment Community	-	-	-	-	-	-	-	-	-	S	-	Section 420.010A
Cluster Residential Development	S	S	S	S	S	S	S	S	S	-	-	Section 420.010B
Manufactured Home Park	-	-	-	-	-	-	-	C	C	-	-	Section 420.010C
Employee Living Quarters	P	-	-	-	-	-	-	-	-	-	-	
Accessory Dwelling	P	P	P	-	-	-	-	-	-	-	-	Section 420.050E

**Section 2.** Section 420.050 of the Unified Development Code is hereby amended by the addition of the following language:

Chapter 420: Use Regulation

Section 420.050 Accessory Uses and Structures

E. Accessory Dwelling

All accessory dwellings must meet the following requirements:

1. There shall be only one accessory dwelling per lot.
2. An accessory dwelling may be located within an existing residential structure or a detached structure.
3. In RR zoning only, the accessory dwelling shall not exceed the square footage of the primary dwelling on the lot.
4. In RR zoning only, the accessory dwelling structure shall not exceed the height or size of the primary structure on the lot.
5. An accessory dwelling shall not be occupied until the primary dwelling on the lot is occupied.
6. An accessory dwelling shall comply with all requirements of the International One and Two-Family Dwelling Code adopted by the City of Raymore
7. The accessory dwelling structure shall comply with all development standards for the applicable zoning district in which it is located.
8. Either the primary or accessory dwelling shall be occupied by the property owner at any time the accessory dwelling is occupied.

9. If the accessory dwelling is located in an accessory structure, the dwelling shall be connected to the public water main separate from the connection of the primary structure.
10. If the accessory dwelling is located in an accessory structure, and said structure is located within three hundred (300) feet of a public sanitary sewer line, then the dwelling must be connected to the sewer line.

**Section 3.** Section 485.010 of the Unified Development Code is hereby amended by the addition of the following language:

Term	Definition
Dwelling, Accessory	A separate and subordinate dwelling that is contained on the same lot as the primary dwelling.

**Section 4.** This Ordinance shall be known as the eighteenth amendment to the Unified Development Code.

**Section 5.** Effective Date. The effective date of approval of this Ordinance shall be coincidental with the Mayor's signature and attestation by the City Clerk.

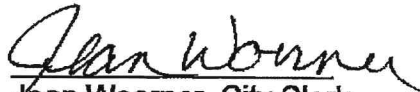
**Section 6.** Severability. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

**DULY READ THE FIRST TIME THIS 27TH DAY OF JANUARY 2014.**

**BE IT REMEMBERED THAT THE ABOVE ORDINANCE WAS APPROVED AND ADOPTED THIS 10TH DAY OF FEBRUARY 2014 BY THE FOLLOWING VOTE:**

Councilmember Abdelgawad	Aye
Councilmember Boehner	Aye
Councilmember Hubach	Aye
Councilmember Kellogg	Nay
Councilmember Moorhead	Nay
Councilmember Piepho	Aye
Councilmember Stevens	Nay
Councilmember Wescoat	Nay
Mayor Kerckhoff	Aye

ATTEST:

  
Jean Woerner, City Clerk

APPROVE:

  
Peter Kerckhoff, Mayor

2/11/14  
Date of Signature