

1 any need for parking generated by the conduct of such group
2 home shall be met by off-street parking areas not located in a
3 required front yard.
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5 d. The dwelling shall meet all requirements of the City's adopted
6 codes relating to the safety of occupants, including, but not
7 limited to building and fire codes.
8

9 3. Foster homes.
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11 4. Churches, chapels, mosques, synagogues and temples shall be located
12 on a minimum of a one (1) acre size lot, if located in accordance with
13 at least one (1) of the following:
14

15 a. On a lot having a sideline common to a public park, playground,
16 or cemetery, or directly across a street from any one (1) of
17 combination of said uses.
18

19 b. On a corner lot having a minimum of one hundred (100) feet
20 frontage on one side.
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22 c. On a lot three (3) sides of which adjoin streets.
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24 5. Golf courses used for daytime use only, including accessory
25 clubhouses and related daytime driving ranges, but not independent
26 golf driving ranges, pitch and putt or miniature golf courses.
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28 6. Art Galleries and Museums shall be placed on lots greater than one
29 (1) acre.
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31 7. Accessory uses, including automobile parking areas, customarily
32 incident to the above uses and located on the same lot therewith, not
33 involving the conduct of a business or industry, are permitted. Such
34 accessory uses shall not include raising animals, with the exception
35 that one (1) horse per forty thousand (40,000) square feet lot may be
36 kept in a detached stable. Detached accessory structures should be
37 at least five (5) feet from any property line. Accessory buildings shall
38 not exceed seven hundred and twenty (720) square feet.
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40 8. Private swimming pools located behind the front edge of the
41 structure, if more than two (2) feet deep, are subject to the following
42 conditions and requirements:
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44 a. They must be located behind the front building line and not less
45 than ten (10) feet from any rear or side lot line, and in the case of
46 corner lots, not less than fifteen (15) feet from a side street line
47 and at least twenty (20) feet from a principal building on an
48 adjoining lot.
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- b. If located in the side yard, they shall not be less than forty (40) feet from the front line and not less than fifteen (15) feet from the side lot line.
 - c. The area in which the pool is located shall be entirely enclosed and separated from adjoining property by a protective fence or other permanent structure of a non-climbable variety at least four (4) feet in height but less than six (6) feet in height.
 - d. Such protective enclosures shall be provided with gates equipped with locks, which shall be locked when the pool is not attended.
 - e. Adequate pool-drainage facilities shall be provided for which the plans and specifications shall be approved by the Director of Community Development or some other duly qualified individual.
9. Home occupations subject to the following use standards:
- a. Said use shall be conducted solely within the confines of the main dwelling and shall not exceed twenty five percent (25%) of the floor area.
 - b. Garages or carports, whether attached or detached, shall only be used for the storage of automobiles related to the home occupation.
 - c. All materials, equipment and samples associated with such home occupation shall be stored completely within the dwelling.
 - d. No alterations or additions shall be made to a dwelling or accessory structure for business or commercial purposes which will alter the residential appearance of such dwelling.
 - e. There shall be no entrance or exit way specifically provided in the dwelling or on the premises for the conduct of the home occupation.
 - f. Permitted home occupations shall not include the employment of any persons not residing on the premises.
 - g. No traffic shall be generated by such home occupation between the hours of 10:00 P. M. and 6:00 A. M. in greater volumes than would normally be expected in a residential neighborhood, and any need for parking generated by the conduct of such home occupation shall be met by off-street parking areas not located in a required front yard.
 - h. The home occupation shall not cause the elimination of required off-street parking.

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- i. No uses that create excessive illumination, noise, odor, dust, vibration, air pollution, water pollution or conflict with the use of adjacent property for residential uses are permitted.

- j. A family day care home may be operated as a home occupation, subject to the following conditions:
 - (1) The family day care must be operated by a person who resides in the single-family dwelling.
 - (2) Care is provided to no more than five (5) children not related to the day care provider, at any one time.
 - (3) At least 500 square feet of contiguous, compact outside play area in the rear yard of the premises must be available for outside recreation of children
 - (4) Play area must be enclosed with a fence at least sixty (60) inches in height.
 - (5) An off-street, unobstructed, paved parking area for the pick up and drop off of participants must be provided.
 - (6) Any body of water, natural or man-made, must be fenced and secured in accordance with the Raytown Code of Ordinances.
 - (7) No family day care home shall be located within 1,200 feet of any other type of day care, as measured from nearest property line to nearest property line.

- k. An adult day care may be operated as a home occupation, subject to the following conditions:
 - (1) The adult day care must be operated by a person who resides in the single-family dwelling.
 - (2) Care is provided for no more than five (5) adults at any one (1) time. An adult day care participant, who is not mentally or physically capable of negotiating a normal path to safety, shall count as three persons. The City may request a statement from a physician that a participant is mentally and physically capable of negotiating a normal path to safety. When assistive devices or aids are necessary for an adult day care participant to negotiate a normal path to safety, the adult day care shall be handicap accessible.
 - (3) When assistive devices or aids are necessary for an adult day care participant to negotiate a normal path to safety, the adult day care shall be handicap accessible.

- 1 (4) Rear yard must be enclosed with a fence at least sixty (60)
2 inches in height.
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- 4 (5) An off-street, unobstructed, paved parking area for the pick
5 up and drop off of adults must be provided.
6
- 7 (6) No adult day care home shall be located within 1,200 feet of
8 any other type of day care, as measured from nearest
9 property line to nearest property line.
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- 11 1. The following uses are specifically prohibited as home
12 occupations: retail or wholesale sales; sales to the public on the
13 premises not incidental thereto; equipment rental; sale of any
14 parts; lawnmower, appliance equipment and machinery repair;
15 automobile and other motor vehicle repair services and/or sales;
16 and uses requiring the storage or use of highly flammable, toxic or
17 other hazardous materials. Specifically prohibited home
18 occupations may receive a Home Occupancy Accessory Use Permit
19 from the Board of Zoning Adjustment.
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- 21 m. A home occupation permit shall be issued to the applicant, and
22 the same shall not be transferable or assignable, nor shall it be
23 contained on the subject property after the use shall have been
24 discontinued or abandoned for a period of sixty (60) days.
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- 26 n. Home occupations established prior to the enactment of these
27 regulations will continue to be subject to the zoning regulations in
28 effect on the date that the home occupation was commenced. A
29 home occupation permit subject to the provisions of these zoning
30 regulations will be required after the discontinuance or
31 abandonment of such a home occupation.
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33 **Section 4-3. Parking Regulations**

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35 **4-3.01** Three (3) off-street parking spaces shall be provided for each dwelling
36 unit. Parking spaces located in carports and/or garages will count toward
37 meeting this requirement. Direct street access shall be provided for not less
38 than two (2) spaces.
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40 **Section 4-4. Height, Area and Yard Regulations**

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42 **4-4.01** Height: Main buildings or structures shall not exceed thirty-five (35)
43 feet and/or two and one-half (2-1/2) stories in height. Detached accessory
44 structures shall not exceed a maximum of fifteen (15) feet.
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46 **4-4.02** Front Yard: The depth of the front yard shall be at least thirty (30) feet.
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48 **4-4.03** Side Yard: There shall be a side yard of at least eight (8) feet on each
49 side of a dwelling. All detached accessory buildings shall provide a minimum
50 side yard of five (5) feet.

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4-4.04 Rear Yard: The depth of the rear yard shall be at least thirty (30) feet. All detached accessory buildings shall provide a minimum rear yard of five (5) feet.

4-4.05 Lot Dimensions: The minimum width of a lot shall be sixty (60) feet on an interior lot and ninety (90) feet on a corner lot. The minimum depth of a lot shall be ninety (90) feet. Lots fronting a cul-de-sac with at least a fifty (50) foot radius may have a width at the front lot line of not less than thirty-five (35) feet.

4-4.06 Lot Area Per Household: Every single-household dwelling or residence established shall provide a minimum lot area of seven thousand seven hundred (7,700) square feet per household.

4-4.07 Size of Dwelling: Every dwelling hereafter erected, constructed, reconstructed or altered in a District R-1 shall have a minimum habitable floor area, excluding basements, open and screened porches and garages, of not less than one thousand (1,000) square feet.

4-4.08 Maximum Building Coverage: The maximum building coverage of a lot, including accessory buildings but excluding swimming pools, shall not exceed thirty (30) percent.

4-4.09 Minimum Open Space. The minimum open space shall be sixty-five (65) percent. (Ord. #4716-01).