



Zoning Requirements for New One-and Two-Family Dwellings

and Additions to Existing New One- and Two-Family Dwellings

This Information Bulletin should be used along with **Information Bulletin No. 100, Requirements for Plans Review Submittal for One and Two Family Dwellings**, and **Information Bulletin No. 104, Required Building Inspections for One and Two Family Dwellings**. This Information Bulletin contains excerpts from Chapter 88, Kansas City Zoning and Development Code, (KCZDC) Chapter 18 and The Kansas City Building and Rehabilitation Code.. Therefore, when there is a conflict between this Information Bulletin and the applicable ordinance, the ordinance shall govern.

In zoning districts R-10, R-7.5, R-6, R-5 and R-2.5 a new residence or an addition to an existing residence in a conventional development shall meet the following zoning requirements (for districts other than those listed above, please reference Section 88-110-06 of the KCZDC):

1. Front yard setback - twenty five (25) percent of the depth of the lot but need not exceed thirty (30) feet in districts R-10, R-7.5 and R-6 and twenty five (25) feet in district R-5 and R-2.5..
2. Side yard setbacks - ten (10) percent of the lot width, such side yard need not be more than eight (8) feet from the interior lot line. A minimum side yard setback of 15 feet is required when the side yard abuts a street.
3. Rear yard setbacks - twenty five (25) percent of the depth of the lot but need not exceed thirty (30) feet in districts R-10, R-7.5, R-6 and R-5 and twenty five (25) feet in district R-2.5.
4. Platted building lines and easements may require greater setbacks than stated above. These may be found on a mortgage survey. Refer to section 88-820 for measurements and exceptions to the above requirements..

Note: If the proposed building is located less than five (5) feet from a property line, the wall along the property line shall be constructed as a one-hour fire-resistive assembly. Exterior walls located between 3 and 5 feet from the property line can have up to 25% of the wall area as openings. Projections that are between 2 and 5 feet shall be constructed on one hour fire resistive construction. (Table R302.1 of the IRC)

5. Lot width and area shall be as required by [Table 110-2](#)
6. One off-street parking space shall be provided for each dwelling unit. No parking shall be located in the front yard and street side setbacks except as otherwise expressly stated. A residential parking space for detached houses, attached houses and two unit houses may be located on an approved driveway in the front setback. No more than 40% of the front yard area and 20% of the street side yard area may be paved or used for vehicle use. Driveways serving one & two family dwellings shall be paved with asphalt or concrete as required by [88-420-12](#).
7. Variances to any of the height, yard (setback), and area provisions of the Zoning Ordinance may be requested through the Board of Zoning Adjustment. Contact the Department of Planning & Development, (816) 513-8801, for information on applications for variances.

Please contact the Plans Review Division of Development Services, (816) 513-1511, if you have any questions regarding this information bulletin.