



CITY PLANNING & DEVELOPMENT

Zoning Requirements for New One- and Two-Family Dwellings and Additions to Existing New One- and Two-Family Dwellings Information Bulletin No. 121

kcmo.gov/planning

Purpose

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. 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 - 25% of the depth of the lot but need not exceed 30ft in districts R-10, R-7.5 and R-6 and 25ft in districts R-5 and R-2.5.
2. Side yard setbacks - 10% of the lot width, such side yard need not be more than 8ft from the interior lot line. A minimum side yard setback of 15ft is required when the side yard abuts a street.
3. Rear yard setbacks - 25% of the depth of the lot but need not exceed 30ft in districts R-10, R-7.5, R-6 and R-5 and 25ft 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 5ft from a property line, the wall along the property line shall be constructed as a one-hour fire-resistant assembly. Exterior walls located between 3 and 5ft from the property line can have up to 25% of the wall area as openings. Projections that are between 2 and 5ft shall be constructed on one-hour fire-resistant 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.