



CITY PLANNING & DEVELOPMENT

Zoning Requirements for Detached Garages and Storage Sheds in Residential Zoning Districts Information Bulletin No. 122

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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; and [Chapter 18](#) - 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 residential zoning districts AG-R, R-80, R-10, R-7.5, R-6, R-5, R-2.5, R-1.5, R-0.5 and R-0.3, detached garages and storage sheds shall meet the following zoning requirements.

1. Shall not be located in the front and street side yards (i.e., they may not be closer to the street than the principal building).
2. Shall set back at least 1ft 6in from the rear property line, except where an alley abuts the rear property line the garage may be built on the property line adjacent to the alley.
3. Shall set back at least 1ft 6in from the interior side property line. Where an alley abuts the side property line the garage may be built on the property line adjacent to the alley.

Note: If the proposed building is located less than five feet from a property line, the wall along that property line shall have a one-hour fire-resistive rating. Typically, one layer of 5/8in Type X gypsum wallboard or gypsum sheathing on each side of a stud wall will provide the required fire rating. [Exception: Exterior wall protection is not required for detached accessory structures with projected roof area not exceeding 200sqft and exempt from permit by KCBRC 18-16(b)(1)(a).] Exterior walls located between 3ft and 5ft from the property line can have up to 25% of the wall area as openings. Projections closer than 5ft from the property line shall have not less than one-hour fire resistive construction on the underside, and when closer than 2ft from the property line, may only project 4in. (IRC Section 302).

4. Shall set back at least 10ft from all other accessory and principal buildings on the same lot.
5. Platted building lines and easements may require greater setbacks than stated above. These may be found on a mortgage survey.
6. The building footprint (ground level building coverage) of an individual, detached storage shed may not exceed 200sqft. The building footprint (ground level building coverage) of an individual detached accessory garage may be up to 800sqft or 1sqft of building footprint area for each 10sqft of lot area, whichever is greater. The building footprint of a carriage house may be up to 1,500sqft.
7. In districts AG-R and R-80 accessory buildings may be up to 8,000sqft in area.

8. More than one detached garage or storage shed may be permitted on a lot as long as the total combined footprint area of all detached accessory buildings and structures on the lot does not exceed 40% of the actual rear yard area.
9. The maximum height of a detached garage shall not exceed 16ft. The maximum height of a detached storage shed shall not exceed 10ft. For roofs with a slope greater than 1in to the foot, the height is measured as the average of the height to the top plate and the roof ridge.
10. In districts AG-R and R-80 an accessory building may be up to 35ft in height.
11. The use of accessory structures shall be subordinate to the principal building and shall be constructed in conjunction with or after the principal building.
12. Accessory structures must be located on the same lot as the principal building.
13. Variances to any of the height, yard (setback), and area provisions of the Kansas City Zoning and Development code may be requested through the [Board of Zoning Adjustment](#). Contact the Department of City Planning & Development- Development Management Division, (816) 513-8801, for information on applications for variances.
14. Driveways serving parking areas and detached garages and carports shall be paved with asphalt or concrete as required by the Parking Station Ordinance (see CPD Interpretation CI2003-084).

Please contact the CPD Code Question line at (816) 513-1511, if you have any questions regarding this information bulletin.