

88-110-07 INFILL RESIDENTIAL DEVELOPMENT STANDARDS

88-110-07-A. PURPOSE

- 1) The purpose of these standards is to
 - a. Ensure that residential development in established neighborhoods is generally consistent with the form, bulk, placement, and scale of the existing residential buildings of the same building type, as defined in 88-110-04; and
 - b. Stimulate investment in established neighborhoods; and
 - c. Provide sufficient flexibility to allow incremental evolution of established neighborhoods to meet the community's changing needs.
- 2) The city planning and development director is authorized to interpret and apply this section in any manner which furthers these purposes.

Conflict with Other Provisions

1. If any provision contained herein conflicts with another provision of this zoning and development code, the provisions contained herein shall carry.
2. Other applicable provisions of this zoning and development code shall apply where this section is silent.

88-110-07-B. APPLICABILITY

- a. Infill residential development shall mean any residential development (whether existing, new construction, or modification to an existing residential structure) on an infill residential lot. Such development shall follow the standards of this section.

88-110-07-C. INFILL RESIDENTIAL CONTEXT AREA

These standards aim to ensure that proposed development generally conforms to the context of established neighborhoods. To accomplish this a context area shall be established for the property upon which the development is proposed. That area shall be all lots lying in whole or in part within 200 feet of the subject property and located on the same block face, excluding any lot zoned nonresidential, developed with a nonresidential building, or a residential building type not allowed by the zoning of the subject property.



Image depicting the Infill Residential Context Area

Infill residential lots on block faces with 2 or fewer developed lots, shall follow the conventional development standards reduced by 25%. For example, if the conventional development standard in question is the minimum side yard setback at 10% of the lot width, the applied setback will be 7.5% of the lot width.

88-110-07-D. LOT AND BUILDING STANDARDS

1. GENERAL

- a) The following standards shall apply to all residential districts – R-80, R-10, R-7.5, R-6, R-5, R-2.5, R-1.5, R-0.75, R-0.5, and R-0.3.
- b) Required building setback shall be per this table or the platted building line, whichever is greater.

2. LOT DIMENSIONAL STANDARDS

- a) Lot area is to be between 75% - 150% of the average of all lots in the infill residential context area.
- b) Lot width shall be 75% - 150% of the average of all lots in the infill residential context area.

3. BUILDING DEPTH DIMENSIONAL STANDARDS

- a) FRONT SETBACK - The front setback shall be no lesser than nor greater than that provided by the existing residential buildings in the infill residential context area.

Insert Image

- b) REAR SETBACK - 25% of the lot depth or a maximum required 30 feet.

Insert Image

4. BUILDING WIDTH DIMENSIONAL STANDARDS

- a) SIDE SETBACK – The side setback shall be 10% of the lot width or 5 feet, whichever is less.

Insert Image

- b) BUILDING WIDTH – The building width shall not exceed 125% of the widest of the two nearest buildings in the infill residential context area. The width of an existing structure shall be measured by the average width of the building at the front building line.

When the required minimum building width is wider than what the side setback permits, the side setback requirement shall have precedence. In all other circumstances, the maximum building width takes precedence.

Insert Image

- c) CORNER LOTS - On corner lots, a building shall be setback no lesser than nor greater than that provided by the existing residential buildings on both block faces (Figure 1); however, in no case shall it encroach the sight triangle (Figure 2).

For this section, the sight triangle shall be that area from the inside of the intersecting property lines away from and along the said property lines a distance of 15 feet in both directions then connecting these points with a line.

Insert Image

5. LOT COVERAGE STANDARDS

- a) LOT COVERAGE – The maximum lot coverage shall not exceed 50% of the lot area.

Insert Image

- b) IMPERVIOUS COVER – The maximum impervious cover shall not exceed 75% of the lot area. (This includes the principal structure and all other impervious structures and uses.)

Insert Image

6. HEIGHT

- a) Residential buildings with a roof pitch between 0:12 – 2:12 and 9:12 – 12:12 may not exceed the height, in stories, of the greater of the two nearest residential buildings of the same building type on the same block face. For this provision, a full story shall be 12' high and the number of stories shall be determined as viewed from the street. For example, if a residential building, as viewed from the street, appears to be 2 full stories, then 24' shall be considered its height for this provision.

Insert Image

- b) All other residential buildings shall not exceed the height, in feet, of the greater of the two nearest buildings of the same building type on the same block face, based upon said buildings' number of stories, plus 6 feet. This encompasses residential buildings with roof pitches between 3:12 – 8:12. For this provision, a full story shall be 12' high and the number of stories shall be determined as viewed from the street. For example, if the subject property is surrounded, on either side by a 2-story building then the maximum building height allowed on the subject property shall be 30 feet.

Insert Image

- c) The height of the residential building shall be measured from the average grade at ground level to the top of the main wall below the roof's eave. For buildings with dormers on the front façade, the top of the wall below the eave of the dormer shall be included in the height, if the dormer exceeds 50% of the width of the façade.

88-110-07-E. INFILL VEHICULAR USE STANDARDS

- a. When an improved alley is present, driveways from the street are prohibited. In such scenarios, when driveways from the street are proposed they shall only be permitted when at least 50% of the homes in the infill residential context area have a driveway from the same street. When two or more homes are proposed to be constructed on adjacent properties under common ownership and driveways are proposed, the city planning and development director is authorized to require shared driveways. For this section, improved shall mean paved with a hard surface or gravel. It shall not mean that such alleys must be improved to current Public Works Department standards.
- b. Attached garages are permitted if at least 50% of homes in the infill residential context area have them.
- c. Attached garages visible from the street shall not occupy more than 40% of the ground-level façade width. This applies to garages under the main floor level as well as garages adjacent to the main floor level. Where the garage is below the main floor level, measurements to determine the maximum façade percentage shall be at the grade closest to the main floor level.
- d. Detached garages shall be in the rear yard.

Insert Images

88-110-07-F. OTHER USE STANDARDS

- a. If an applicant falls within 10% or less than a foot, of the requirement, the city planning and development director has the authority to waive the requirement for a variance and approve a project for permits.

88-420-04-O. INFILL RESIDENTIAL DEVELOPMENT STANDARDS

See 88-110-07 for special parking and loading standards that apply to infill residential development. If the standards of this section conflict with those in 88-110-07, the standards of 88-110-07 shall carry. All other standards of this section shall apply to infill residential development.

88-420-04-P. INFILL RESIDENTIAL DEVELOPMENT PARKING STANDARDS

Any infill residential development of 8 or fewer units is exempt from the minimum parking requirement.

DEFINITIONS

88-810-712 INFILL RESIDENTIAL DEVELOPMENT

Infill residential development shall mean any residential development (whether existing, new construction, or modification to an existing residential structure) on an infill residential lot (See 88-810-748).

88-810-748 LOT, INFILL RESIDENTIAL

Any lot zoned residentially and meeting one or more of the following criteria:

- 1) Described by deed or plat recorded prior to January 1, 1954, or
- 2) Annexed into the corporate limits of Kansas City prior to January 1, 1954

88-810-749 INFILL RESIDENTIAL CONTEXT AREA

Any lot lying in whole or in part within 200 ft of the subject property and located on the same block face of the subject property.

88-810-7XX IMPERVIOUS COVER

The total amount of a lot's impervious surface.

88-810-7XX IMPERVIOUS SURFACE

Any area covered by a roof, concrete, or asphalt surface.

88-810-980 - NONCONFORMING LOT

A lawfully created lot, shown on a plat or survey map recorded in the appropriate recorder of deeds office that does not comply with the most restrictive minimum lot area or lot width standards of the zoning district in which the lot is now located.