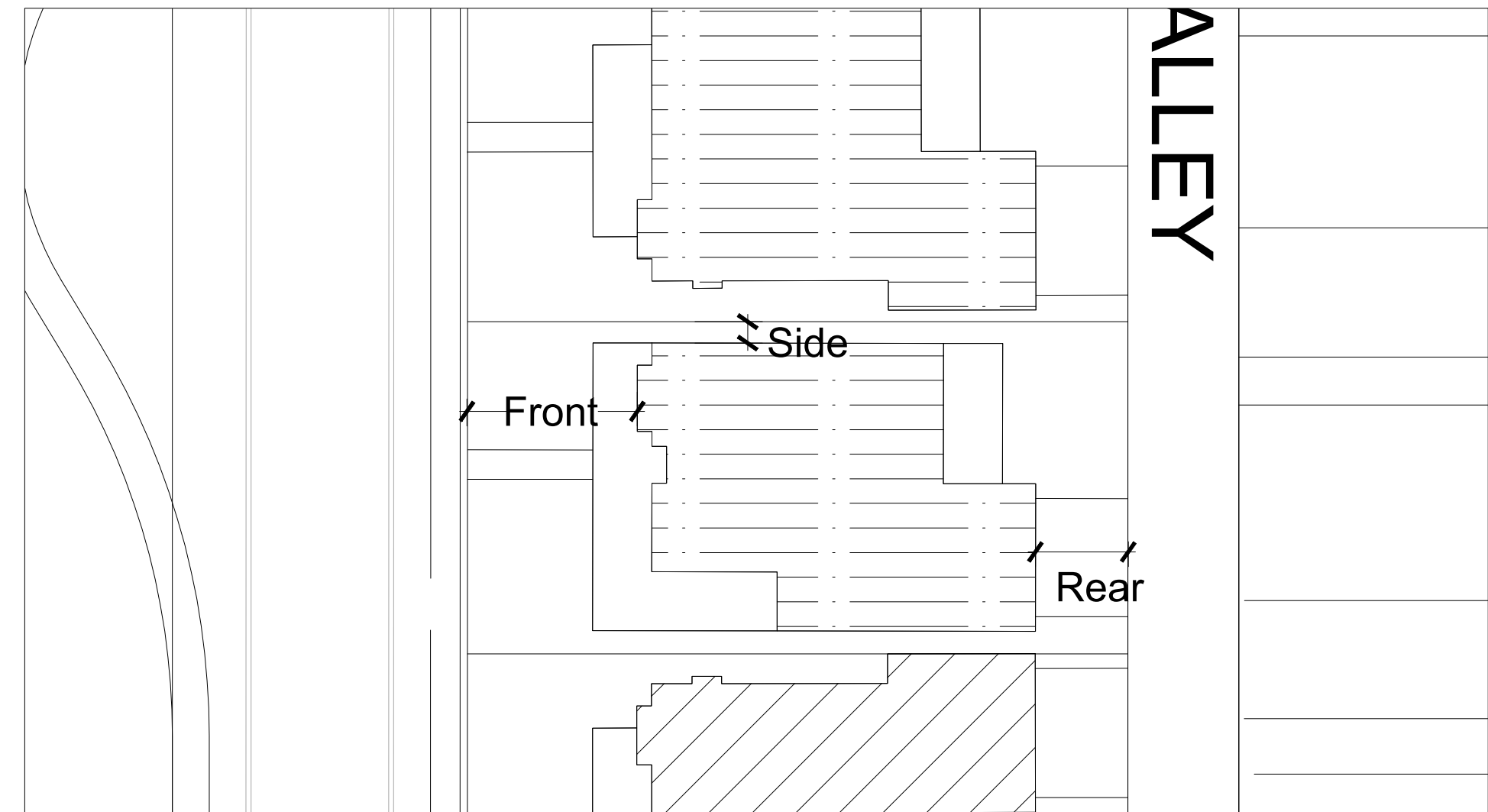


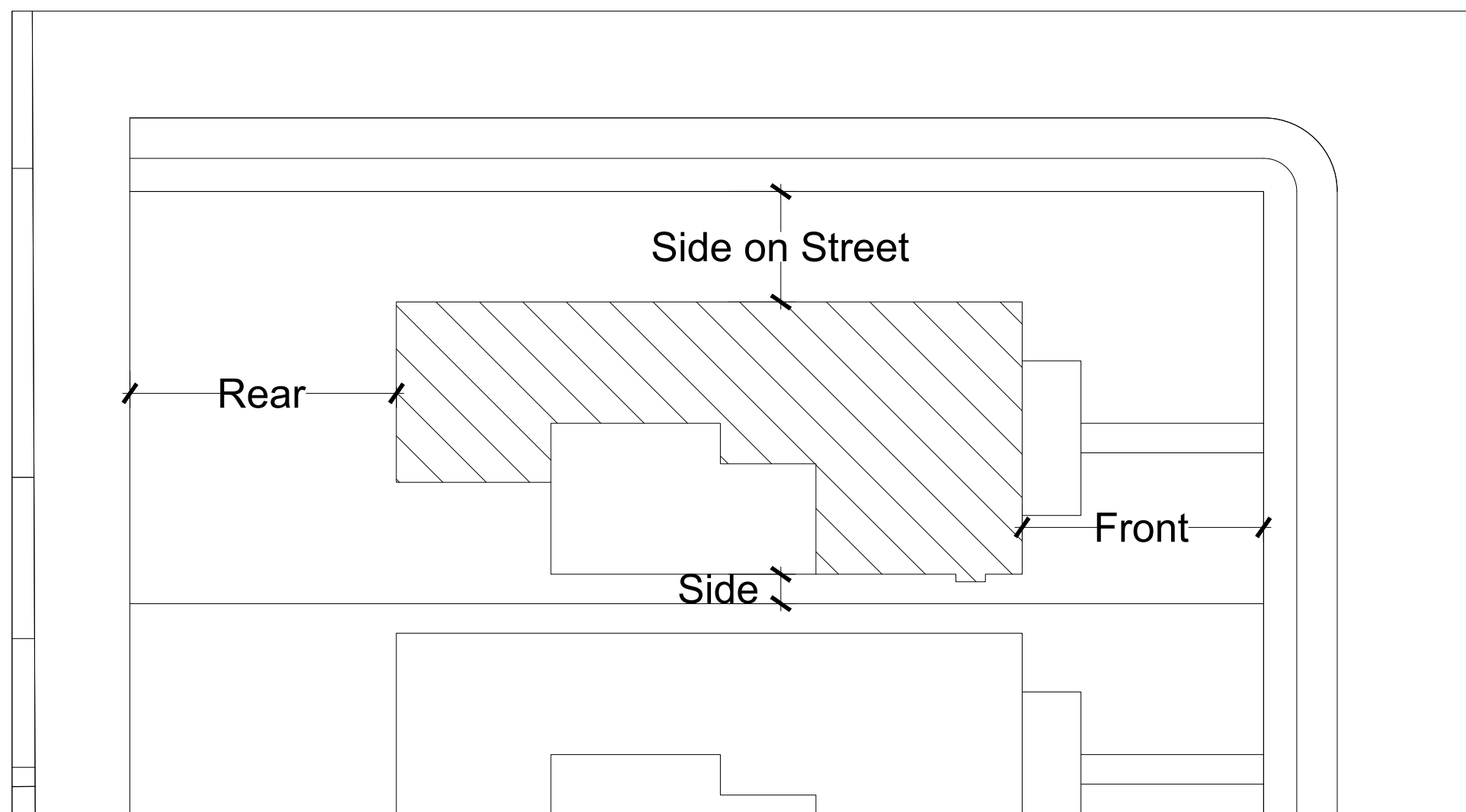
Single Family Corner Lot

- Front setback shall be exactly 25 feet to the primary facade.
- Side setback shall be exactly 4 feet except in the case of garages, which may have no setback.
- On corner lots, the sideyard shall be a minimum of 4 feet.
- Rear yards shall be defined so as to create a contiguous area equal to 15% of the lot.



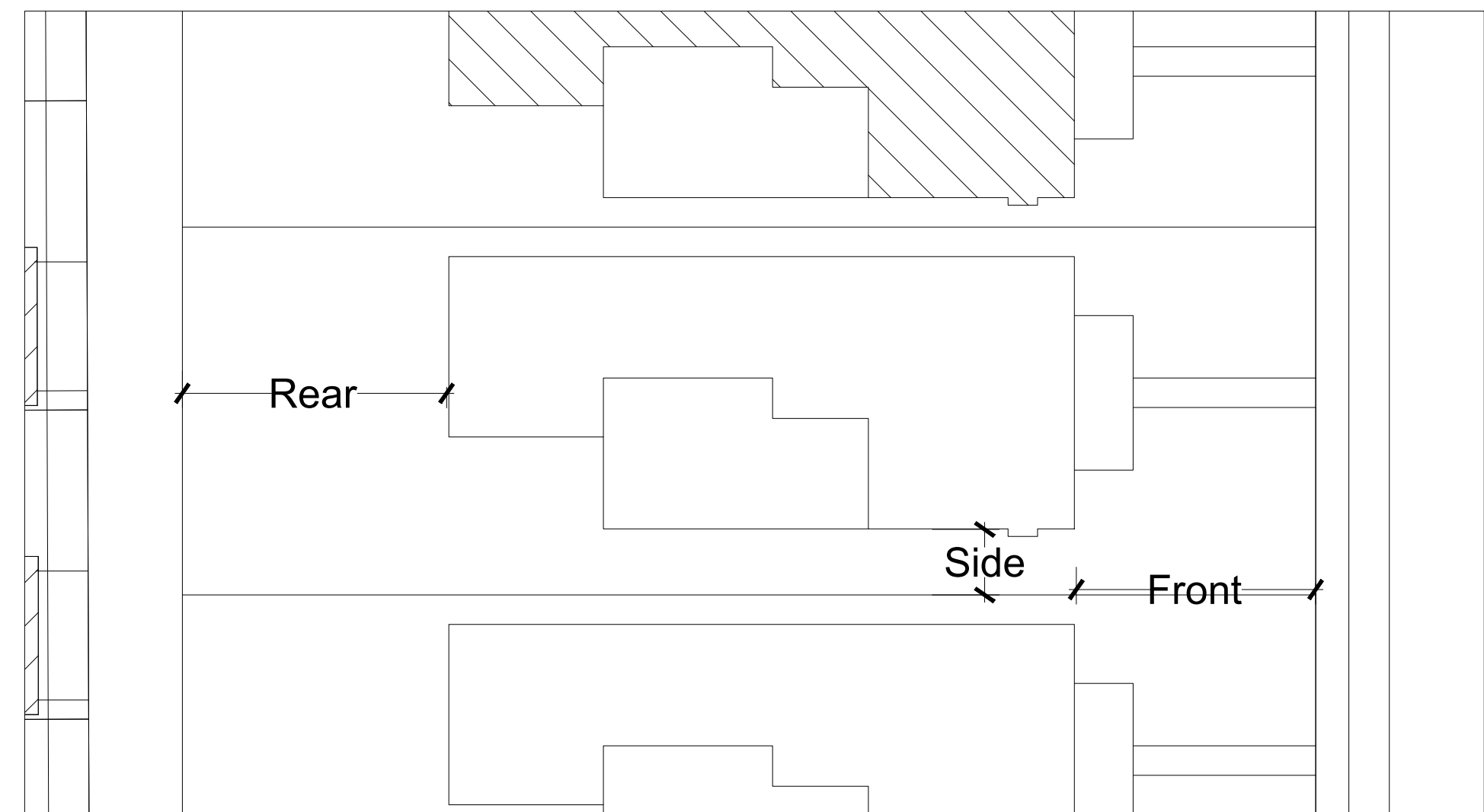
Single Family Lot

- Front setback shall be exactly 25 feet to the primary facade.
- Side setback shall be exactly 4 feet except in the case of garages, which may have no setback.
- Rear yards shall be defined so as to create a contiguous area equal to 15% of the lot.



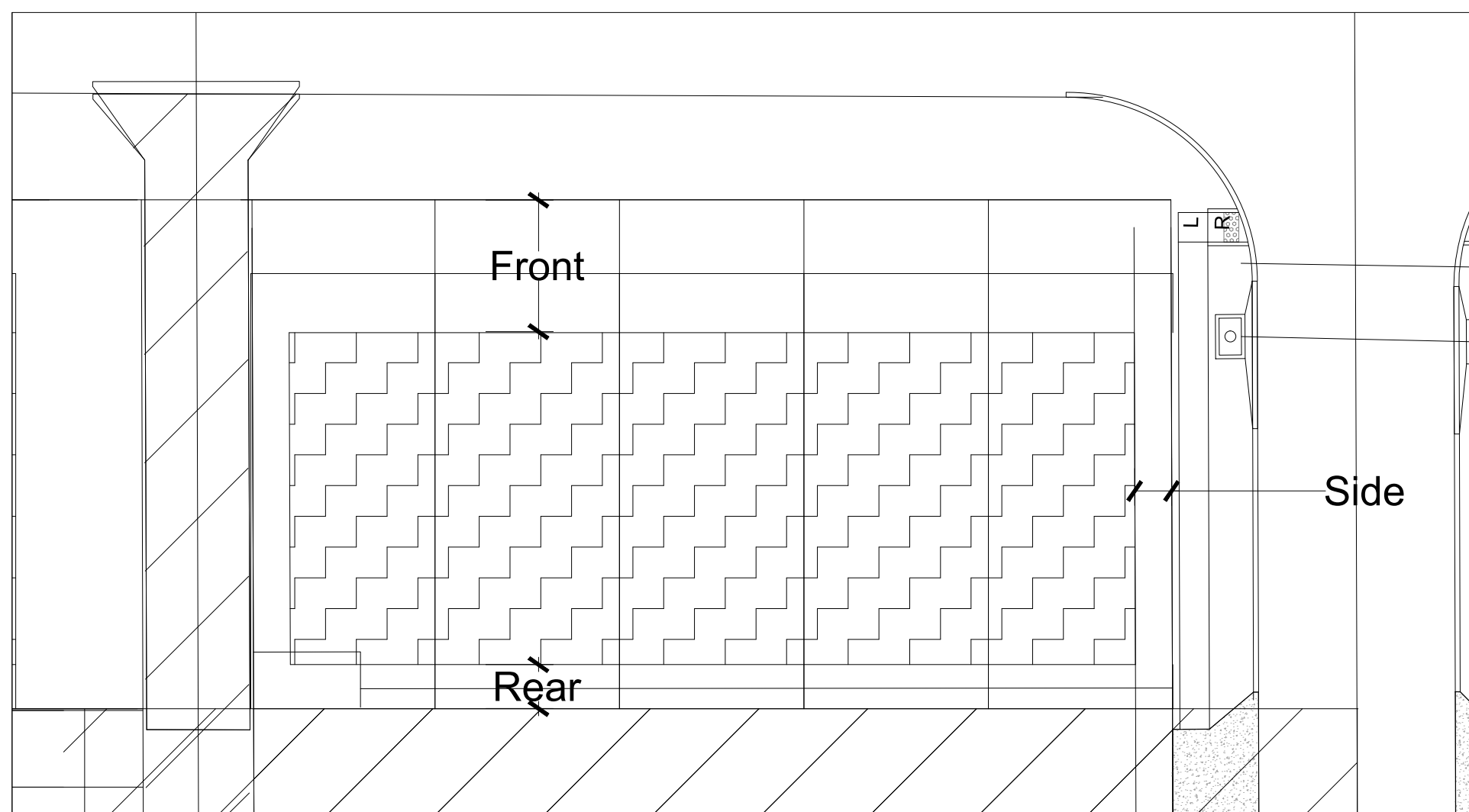
Infill Single Family Corner Lot

- Front setback shall align with the nearest existing single family unit.
- Side setbacks shall be a minimum of 4 feet.
- Rear yards shall exceed 20% of the lot area.
- Garage setbacks shall be exactly 10 feet from the rear property line, where served by a lane.



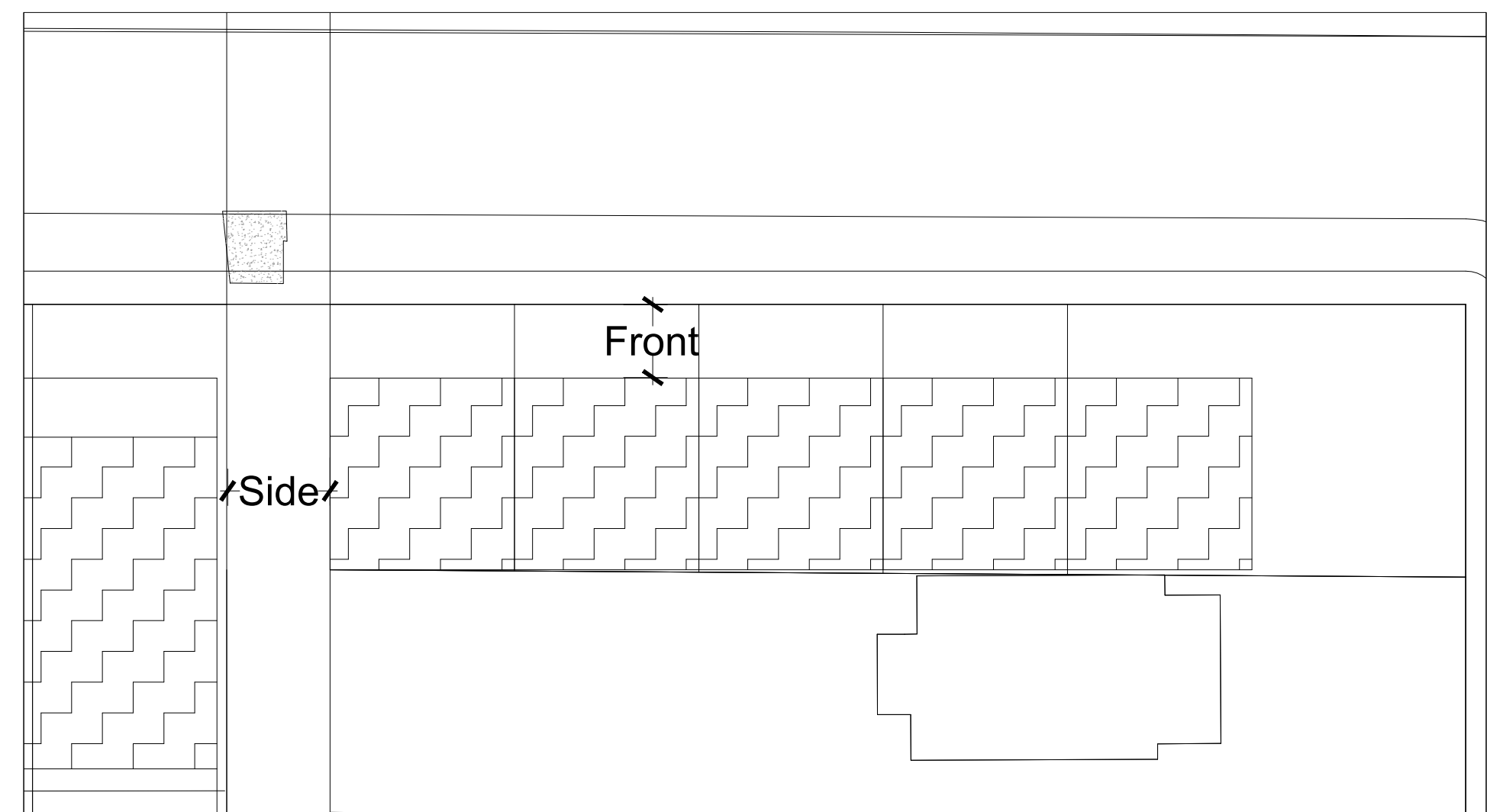
Infill Single Family Lot

- Front setback shall align with the nearest existing single family unit.
- Side setbacks shall be a minimum of 4 feet.
- Rear yards shall exceed 20% of the lot area.
- Garage setbacks shall be exactly 10 feet from the rear property line, where served by a lane.



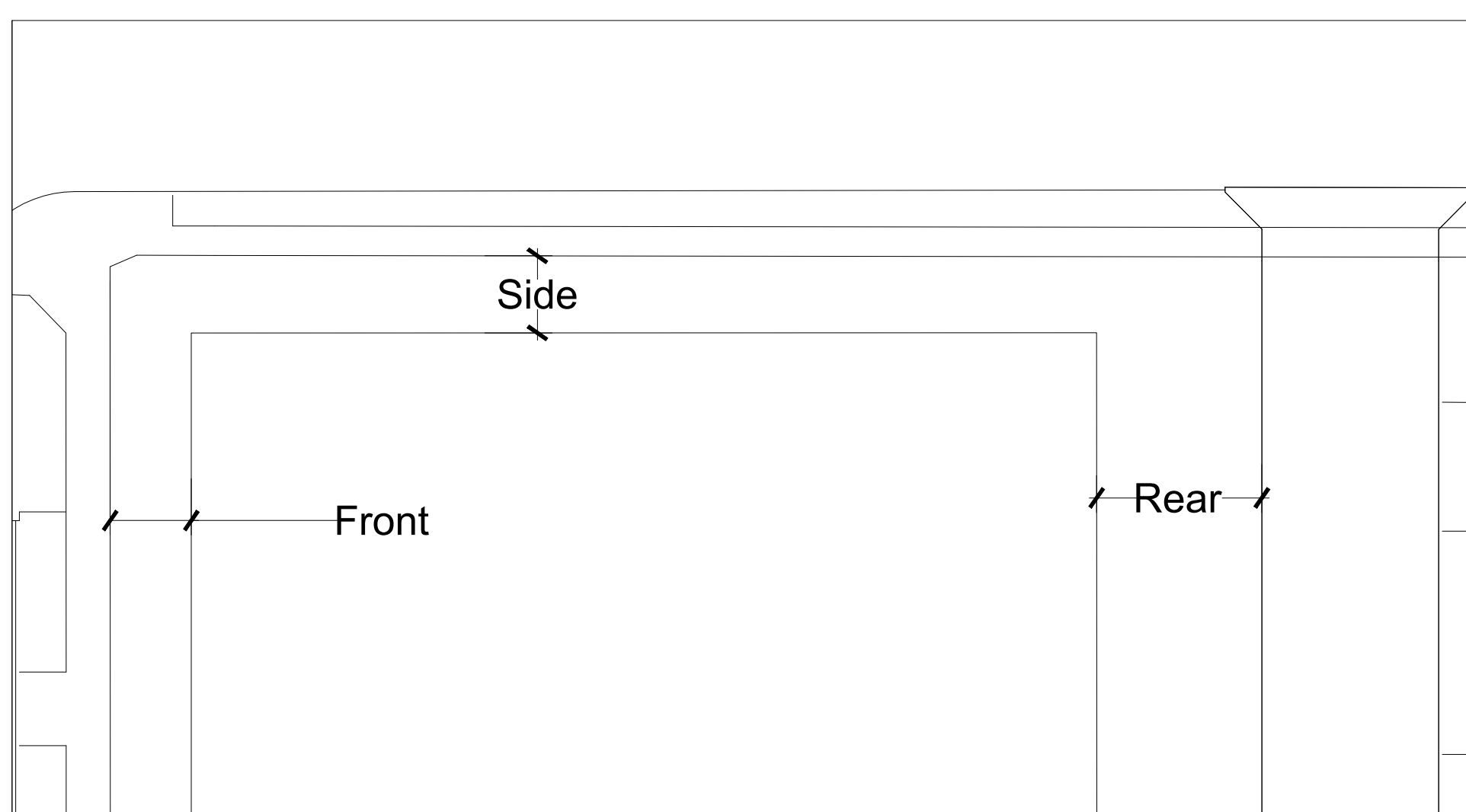
Townhouse

- Front setback shall be 18 feet minimum.
- Side setbacks on townhouse ends shall be 5 feet minimum.
- Rear setbacks shall be 6 feet minimum.



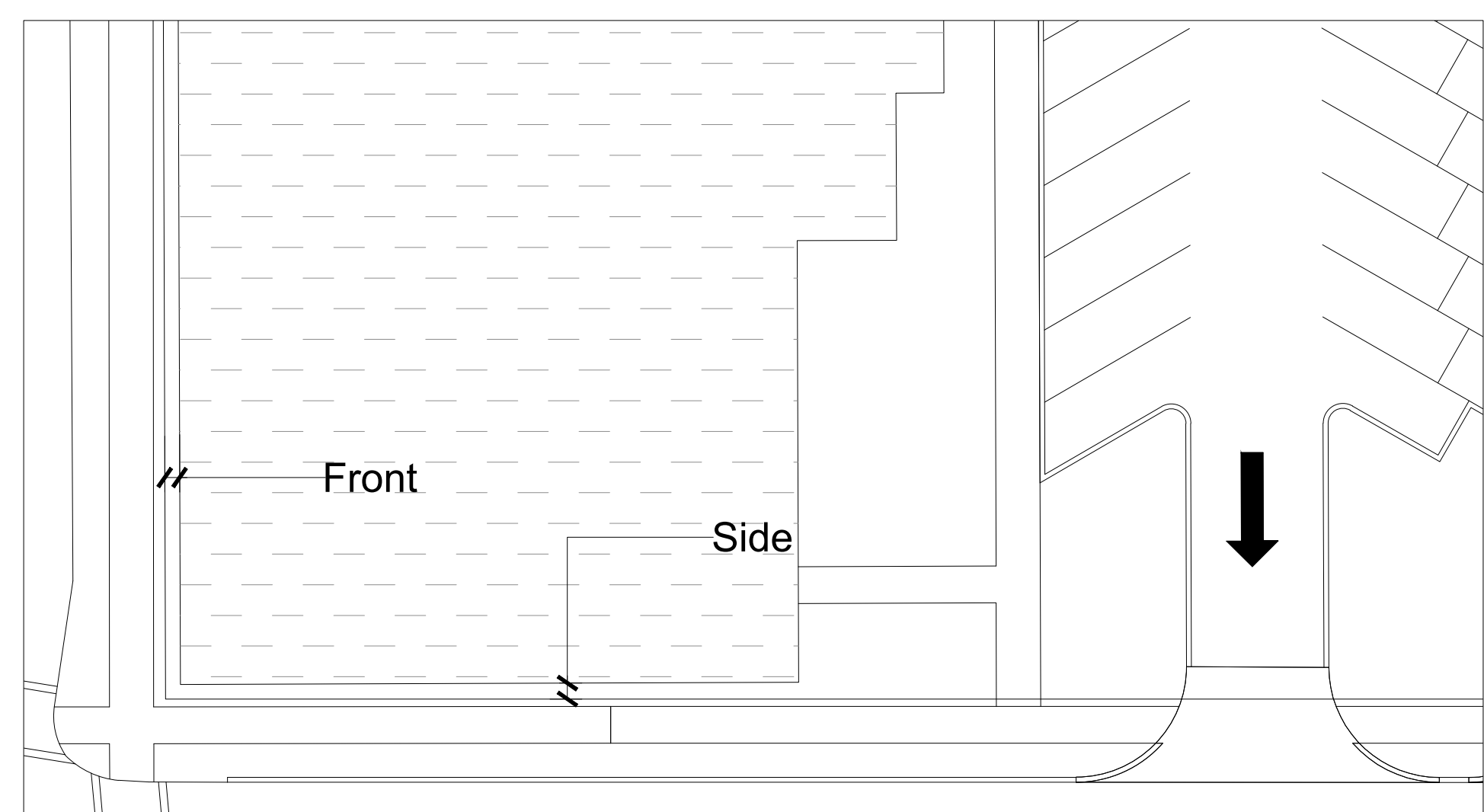
Lateral Townhouse

- Front setback shall be 0 to 10 feet maximum.
- Side setbacks on townhouse ends shall be 5 feet minimum.
- No minimum for rear setback.



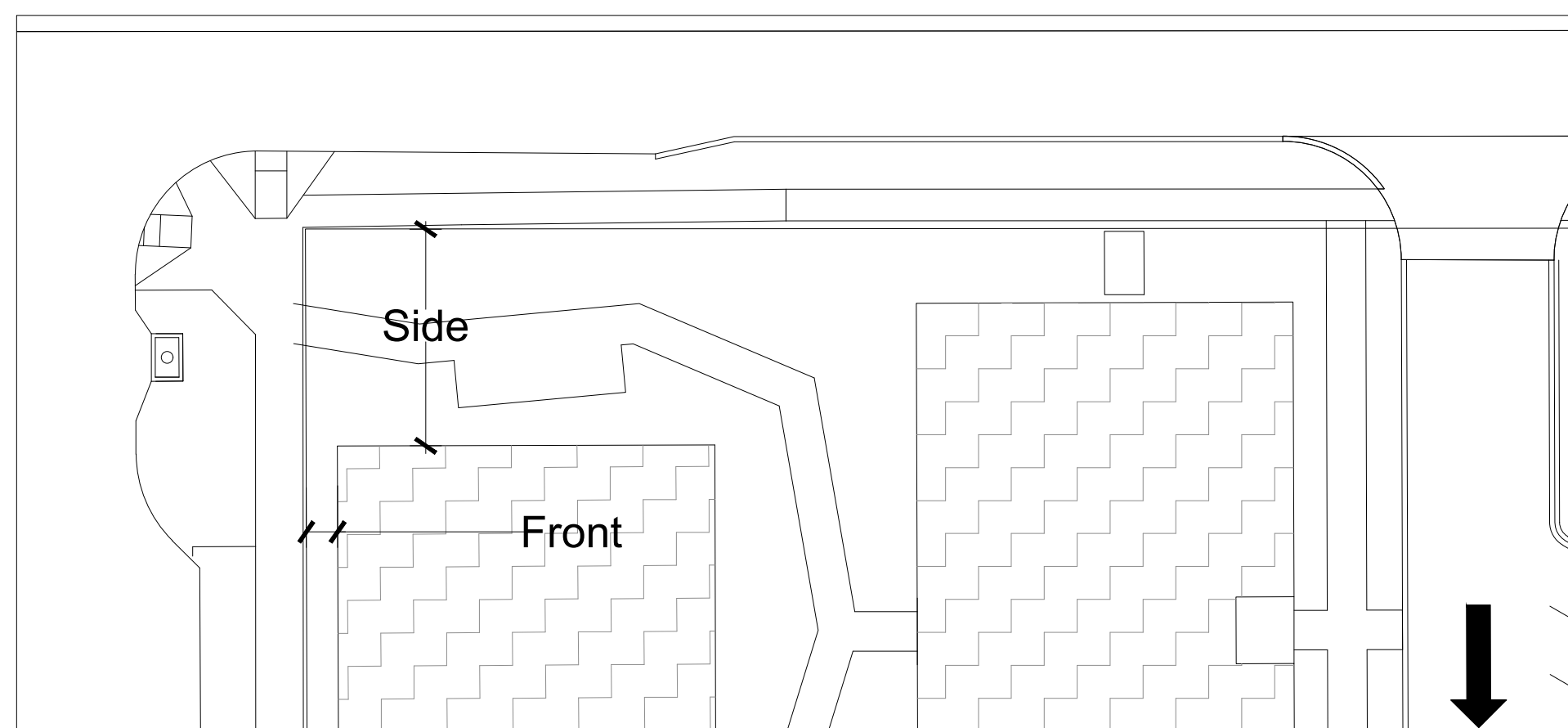
Student Housing

- Front setback shall be 10' minimum.
- Side setback shall be 10' minimum.
- Rear setback shall be 10' minimum.



Commercial at NE Corner of 27th St. & Troost Ave.

- Front and Side setbacks shall be 2 feet minimum.



Apartment

- Front setback shall be 4 feet minimum.
- Side setbacks shall be 5 feet minimum.
- Rear setbacks shall be 6 feet minimum.

NOTES:

1. BEACON HILL HOTEL SETBACKS ARE SHOWN ON SHEET 12.
2. BASEMAP IS NOT TO SCALE WITH RESPECT TO SETBACK DISTANCES. CORRECT DISTANCES HAVE BEEN PROVIDED IN THE TEXT BELOW EACH LOT TYPE.
3. SETBACKS FOR SINGLE FAMILY DWELLINGS ON THE NORTH SIDE OF BEACON HILL LANE BETWEEN FOREST AND TRACY ARE REFLECTED ON THE FINAL REPLAT OF BEACON HILL TOWNHOMES, BLOCK 2, LOTS 1 AND 2.
4. MOUNT PROSPECT SETBACKS ARE SHOWN ON UR 16.

BEACON HILL REDEVELOPMENT
Kansas City, Missouri

SEIDEL/HOLZMAN HNTB
Master Planner Design Architect Urban Designer Landscape Architect

NOT TO SCALE

5-SETBACKS.DWG

BEACON HILL NEIGHBORHOOD UR REDEVELOPMENT SUBMITTAL

TB Taliaferro & Browne, Inc.
Engineering - Landscape Architecture - Surveying

LOCATION MAP



INDEX OF DRAWINGS

Sheet Number	Sheet Title
UR 1	COVER SHEET
UR 2	2002 EXISTING CONDITIONS LEGAL DESCRIPTION
UR-3	EXISTING AND PROPOSED ZONING SITE PLAN, PHASING PLAN
UR 4	SITE PLAN
UR 5	SETBACKS
UR 6	STREETS AND STREET SECTIONS
UR 7	STORMWATER CONCEPT PLAN
UR 8	LANDSCAPE CONCEPT PLAN
UR 9	LIGHTING AND SIGNAGE CONCEPT PLAN
UR 10	BEACON PARK DEVELOPMENT
UR 11	UMKC STUDENT HOUSING
UR 12	BEACON HILL HOTEL SITE PLAN
UR 13	BEACON HILL HOTEL LANDSCAPE PLAN
UR 14	27TH & TROOST
UR-15	BEACON HILL SOUTHWEST QUADRANT
UR-16	MOUNT PROSPECT

UR SET
TB PROJECT 90-3590
REVISED
MARCH 2, 2018

SETBACKS UR 5