

PART 6. DIMENSION STANDARDS

6.1 GENERAL APPLICATION OF DIMENSION STANDARDS

6.1.1 APPLICABILITY

The dimension standards in this Part apply to each zoning lot and to every building, structure, and site improvement established, constructed, enlarged, moved, or altered on that lot, unless these Regulations expressly provide otherwise.

Compliance with this Part does not authorize a use, eliminate the need for a zoning permit, or excuse compliance with another applicable provision of these Regulations or other City requirements.

A development must comply with Table 6-1, all applicable table notes, and the applicable standards in Parts 7 and 8. Sections 6.1.4 and 6.1.5 establish limited alternatives for common-wall lots and zero-lot-line one-unit residential development.

An approved Planned Unit Development Plan, Protective Overlay District, Airport Hazard Overlay District, or other approved plan or ordinance may modify a dimension standard only when it expressly states the modification. All standards not expressly modified remain applicable.

6.1.2 HOW TO USE THE DIMENSION STANDARDS TABLE

Use Table 6-1 as follows:

- A. Determine the base zoning district that applies to the property using the Official Zoning Map.
- B. Use the column for that district and apply each applicable standard in the table. A property located in more than one base district must comply with the standards applicable to each portion of the property, unless Part 4 provides otherwise.
- C. A standard identified as a minimum establishes the least amount required. A standard identified as a maximum establishes the greatest amount allowed.
- D. A zero-foot setback or building-separation standard permits a building to be located at the applicable lot line or against another building. It does not override Building Code requirements, fire-separation requirements, recorded easements, or other applicable City requirements.
- E. A dash in the table means that Table 6-1 does not establish a standard for that item. A dash does not waive another applicable requirement of these Regulations, an approved plan, or another City regulation.
- F. A superscript number refers to a table note. Table notes are part of Table 6-1 and must be applied with the corresponding standard.
- G. Where a standard in Part 7 or Part 8 is more specific or more restrictive than a standard in Table 6-1, both standards apply. Where the standards directly conflict, the more specific standard controls unless these Regulations expressly provide otherwise.

6.1.3 GENERAL DIMENSION RULES

Unless these Regulations expressly provide otherwise, the following rules apply to the dimension standards in Table 6-1.

- A. **Required Setbacks.** Required setbacks must remain open and free of buildings and structures except as allowed by this Section, Part 7, or Part 8.
- B. **Features Allowed Within Setbacks.** Landscaping, trees, signs, fences and walls, utility lines and poles, sidewalks, walkways, and uncovered patios may be located within a required setback when they comply with all other applicable standards. A driveway may cross or be located within a required setback to provide vehicle access. A parking space or parking area may be located within a required setback only when expressly allowed by Section 8.2.
- C. **Architectural Projections and Access Features.**
 - 1. Eaves, bay windows, chimneys, flues, and similar architectural features may project not more than two feet into a required setback.
 - 2. Unenclosed porches, stoops, decks, exterior stairs, entry hoods, and entry canopies may project not more than five feet into a required front or rear setback or two feet into a required interior side or street-side setback.
 - 3. Except as provided in Section 6.1.5, a permitted projection may not extend across a lot line or into a public right-of-way.
 - 4. An accessible ramp may extend into a required setback to the minimum extent necessary to comply with applicable accessibility requirements. An accessible ramp may not extend into a public right-of-way or across a lot line.
- D. **Multiple Principal Buildings.** Each principal building on a zoning lot must meet the applicable setbacks and the minimum building-separation standard in Table 6-1. This requirement does not apply along a common wall that complies with Section 6.1.4.
- E. **Corner, Through, and Reverse-Frontage Lots.** The front lot line is the line identified on a recorded plat. If no front lot line is identified, the lot line adjoining the primary address street is the front lot line. On a corner lot, the other street frontage is the street-side lot line. On a through or reverse-frontage lot, the frontage opposite the primary address street must meet the street-side setback.
- F. **Future Rights-of-Way and Recorded Building Lines.** Where the Governing Body has approved and adopted a plan for road improvements that identifies a future right-of-way line, the applicable front or street-side setback must be measured from that line. A recorded building line that is more restrictive than Table 6-1 controls. A recorded building line that is less restrictive than Table 6-1 does not reduce the required setback unless it is expressly approved as part of an overlay district.
- G. **Easements and Rights-of-Way.** Compliance with a setback does not authorize a building, structure, or improvement within a recorded easement or public right-of-way. Required approvals from the affected easement holder or public agency must be obtained separately.

6.1.4 COMMON-WALL LOT STANDARDS

- A. **Applicability.** This Section applies when a Two-Unit Residential or Small Multi-Unit Residential building is developed or maintained on two or more contiguous zoning lots and a vertical common wall is located along a shared lot line. A common-wall lot is a lot configuration, not a separate use. The building remains classified according to the number of principal dwelling units it contains.
- B. **Establishment of Common-Wall Lots.**

1. A Two-Unit Residential or Small Multi-Unit Residential building developed on a single zoning lot containing a legally established Two-Unit Residential or Small Multi-Unit Residential building may be divided into separate contiguous zoning lots, when each lot complies with this Section and all other applicable Regulations.
2. A conditional use permit, variance, rezoning, or Planned Unit Development approval is not required solely because a compliant common-wall lot is established.

C. Administrative Zoning Compliance Determination.

1. The Zoning Administrator shall make an administrative determination that a proposed common-wall lot complies with this Section before issuing a zoning permit, building permit, certificate of occupancy, address approval, or authorization for new or separate City utility service for either lot.
2. The determination under this Section is ministerial and must be based only on compliance with the applicable written standards. It does not require discretionary land-use approval.
3. Recording a deed, declaration, survey, or other private instrument does not establish zoning compliance, authorize development, or relieve an owner from compliance with these Regulations.

D. Compliance of Each Lot.

1. Each resulting zoning lot must independently comply with all applicable lot frontage, setback, lot coverage, height, access, parking, utility, and site-development standards.
2. A resulting lot may not rely on the other resulting lot to provide required frontage, setbacks, lot coverage, parking, access, utility service, or other required site area, except for a shared arrangement expressly authorized by these Regulations and secured by a recorded easement.
3. The common wall must coincide with the common lot line. No interior side setback or building-separation standard applies along the common wall.
4. Each exterior end of the building must meet the applicable interior side setback. Each resulting lot must independently meet the applicable front, street-side, rear, and alley setbacks.
5. Other than the common wall, no part of a building, roof, foundation, drainage feature, utility line, driveway, or other improvement may cross a resulting lot line unless allowed by these Regulations and secured by a recorded easement.
6. Construction at or adjacent to a common lot line must comply with all applicable Building Code requirements, including requirements related to fire separation, wall openings, maintenance access, and drainage.

E. Separate Utility Services.

1. Each resulting zoning lot must have separate and independent water, sanitary sewer, electric, and natural-gas service, where those services are available.
2. Independent service means a separate water service and meter, a separate sanitary sewer building service, and separate electric and natural-gas service and meters, where those services are customarily metered.
3. A shared private utility connection, service line, or meter may not serve more than one resulting zoning lot.

4. Where public water or sanitary sewer service is unavailable, each resulting lot must independently comply with all applicable local and State requirements for private utility service.

F. Access and Recorded Rights.

1. Each resulting zoning lot must have legal access to a public street, alley, or approved shared access drive and must comply with all applicable driveway approach requirements.
2. A shared access drive may serve both lots only when a reciprocal ingress, egress, and maintenance easement is recorded.
3. The applicant must submit proposed documents needed for the Zoning Administrator's administrative review. Before the City issues a zoning permit, building permit, certificate of occupancy, address approval, or authorization for new or separate City utility service for either lot, the owner must provide recorded copies of the easements, covenants, or other instruments necessary to establish reciprocal rights of entry and access for construction, inspection, maintenance, repair, replacement, and rebuilding of the common wall and any shared access, drainage, or other improvement permitted by these Regulations. Each recorded document must run with the land and bind future owners. The City's review is limited to confirming that the documents address these matters and does not constitute approval of private ownership, cost-sharing, liability, or other contractual terms.

G. Ownership Arrangements.

1. A recorded declaration, plat of survey, or other instrument submitted under the Kansas Townhouse Ownership Act, K.S.A. 58-3701 et seq., does not by itself create a zoning lot, change a zoning lot line, or alter the application of these Regulations.
2. Unless a replat or other approved subdivision instrument creates separate zoning lots, all dimension, parking, access, and site-development standards apply to the exterior boundaries of the single zoning lot containing the development.
3. A recorded ownership arrangement does not change the use classification of a residential building or waive a requirement of these Regulations.

6.1.5 ZERO-LOT LINE OPTION FOR ONE-UNIT RESIDENTIAL

- A. **Applicability.** The zero-lot line option is permitted by right for One-Unit Residential. It is a dimensional option, not a separate use or zoning district, and does not require a conditional use permit, variance, planned unit development, or other discretionary approval.
- B. **Zero-Foot Interior Side Setback.** A principal building may have a zero-foot setback along one interior side lot line. A zero-foot setback may not be used along a front, rear, or street-side lot line or along both interior side lot lines of the same zoning lot. The building must meet the other interior side setback shown in Table 6-1.
- C. **Adjacent Building Separation and Code Compliance.** A principal building on the adjoining zoning lot must maintain the applicable interior side setback shown in Table 6-1. This Section does not authorize a common wall or an attached building across a lot line. Each building must comply with applicable Building Code requirements for exterior-wall construction, fire separation, and wall openings.

- D. **Encroachments, Drainage, and Access.** Despite Section 6.1.3.C, a roof overhang, eave, gutter, downspout, architectural projection, or similar feature may extend into the zero-lot line side setback. No feature may extend across the lot line or direct drainage onto the adjoining lot unless a recorded access and encroachment easement specifically authorizes the encroachment, drainage, and access needed for construction, inspection, maintenance, repair, or replacement. Any required easement must be recorded before issuance of a building permit.

6.2 MASTER DIMENSION STANDARDS TABLE

Table 6-1. Master Dimension Standards Table.

STANDARD	AG	LR	NR	CR	NA	CA	IE	IL	OS
Minimum Lot Frontage ¹	45'	40'	35'	30'	30'	40'	45'	60'	40'
Common-Wall Lot Frontage ²	25'	25'	25'	25'	25'	25'	25'	25'	25'
Minimum Front Setback ³	20'	20'	15'	6'	6'	15'	20'	25'	15'
Maximum Front Setback ³	-	-	-	20'	20'	-	-	-	-
Minimum Street-Side Setback	20'	20'	12'	10'	10'	15'	15'	20'	15'
Minimum Interior Side Setback ⁴	50'	30'	8'	5'	0' ⁹	0' ⁹	10'	10'	10'
Minimum Rear Setback – No Alley ⁵	20'	20'	15'	12'	12'	12'	20'	20'	20'
Minimum Rear Setback – Alley ⁵	25'	25'	15'	15'	15'	15'	15'	15'	15'
Maximum Lot Coverage ⁶	20%	40%	60%	70%	70%	80%	65%	80%	10%
Minimum Building Separation ⁷	20'	20'	12'	10'	0' ⁹	0' ⁹	15'	20'	20'
Maximum Building Height ⁸	35'	35'	40'	45'	45'	60'	60'	60'	35'
Zero-Lot Line Option ⁹	Permitted for One-Unit Residential only, subject to Section 6.1.5.							-	-

¹ **Lot Frontage.** Lot frontage is measured along the front lot line between the side lot lines. On a lot with curved frontage, lot frontage is measured along the required front setback line.

² **Common-Wall Lots.** A common-wall lot is a lot configuration, not a separate use. Each common-wall lot must have at least 25 feet of lot frontage. A 20-foot minimum frontage is permitted when all required vehicle access is provided from an alley or a shared access drive established by a recorded easement.

³ **Front Setback.** The front setback is measured from the front lot line. In the CR and NA Districts, a principal building must be located not less than 6 feet and not more than 20' feet from the front lot line. The maximum front setback does not apply to an accessory building or detached garage located behind the principal building.

⁴ **Interior Side Setback.** The interior side setback applies to each interior side lot line. No interior side setback is required along a common wall when the common-wall lot standards in Section 6.1.4 are met. An end unit must meet the applicable interior side setback along its exterior side lot line.

⁵ **Rear and Alley Setbacks.** Where a rear lot line abuts an alley, the alley setback applies instead of the rear setback. The alley setback is measured from the centerline of the alley.

⁶ **Lot Coverage.** Lot coverage is the percentage of a zoning lot covered by buildings and other roofed structures, whether attached or detached, measured by the horizontal area within the outermost roof edge or exterior wall, whichever is greater. Lot coverage includes principal and accessory buildings, garages, carports, and roofed porches, decks, patios, pavilions, and gazebos. It does not include driveways, parking areas, sidewalks, uncovered decks or patios, or open arbors, trellises, and pergolas that are not covered by a solid roof.

⁷ **Building Separation.** Building separation is the minimum horizontal distance between exterior walls of principal buildings on the same zoning lot. It does not apply along a common wall that complies with Section 6.1.4.

⁸ **Building Height.** Building height is the vertical distance from the average finished grade adjoining the exterior walls of a building to the highest point of the roof surface or parapet wall. Chimneys, vents, antennae, and other customary rooftop features may exceed the maximum building height when allowed by these Regulations and when they are not designed for human occupancy.

⁹ **Zero-Setback Option.** Where a zero-foot interior side setback is used, the building must comply with all applicable Building Code requirements for fire separation, wall openings, maintenance access, and drainage. No feature may extend across a lot line without a recorded easement. Opposite of the zero-foot interior side setback is required to conform with the standard minimum interior side setback for the appropriate district.

Driveway Approaches. Compliance with this table does not authorize a driveway approach that cannot be constructed under Chapter 11, Article 3 of the City Code. All driveway approaches must comply with the applicable curb-cut, approach-width, spacing, and corner-clearance requirements.

6.3

DIMENSION STANDARDS ILLUSTRATIONS

6.3.1

PURPOSE AND EFFECT OF ILLUSTRATIONS

- A. **Purpose.** The illustrations in this Section show typical ways to measure and apply the dimension standards in Section 6.2. They are intended to help readers understand lot lines, setbacks, building envelopes, building separation, common-wall lots, zero-lot line development, alley lots, and minimum and maximum front setbacks.
- B. **Controlling Standards.** The illustrations are explanatory. The text of these Regulations, Table 6-1, and applicable table notes control when an illustration differs from or does not address a particular situation.
- C. **Scale and Completeness.** The illustrations are conceptual and are not drawn to scale. Building sizes, lot dimensions, street widths, sidewalks, driveways, parking, trees, and other features shown in an illustration do not establish a required or permitted dimension, arrangement, or design. An illustration does not show every standard that may apply to a property.
- D. **Effect on Individual Property.** A feature shown in an illustration, including a porch, patio, courtyard, driveway, alley, common wall, parking area, or building, is permitted only when it complies with these Regulations and other applicable City requirements. The illustrations do not replace a recorded plat, survey, approved plan, or Building Code requirement.

Figure 6-1. Dimension Standards Illustrations—Typical Lots

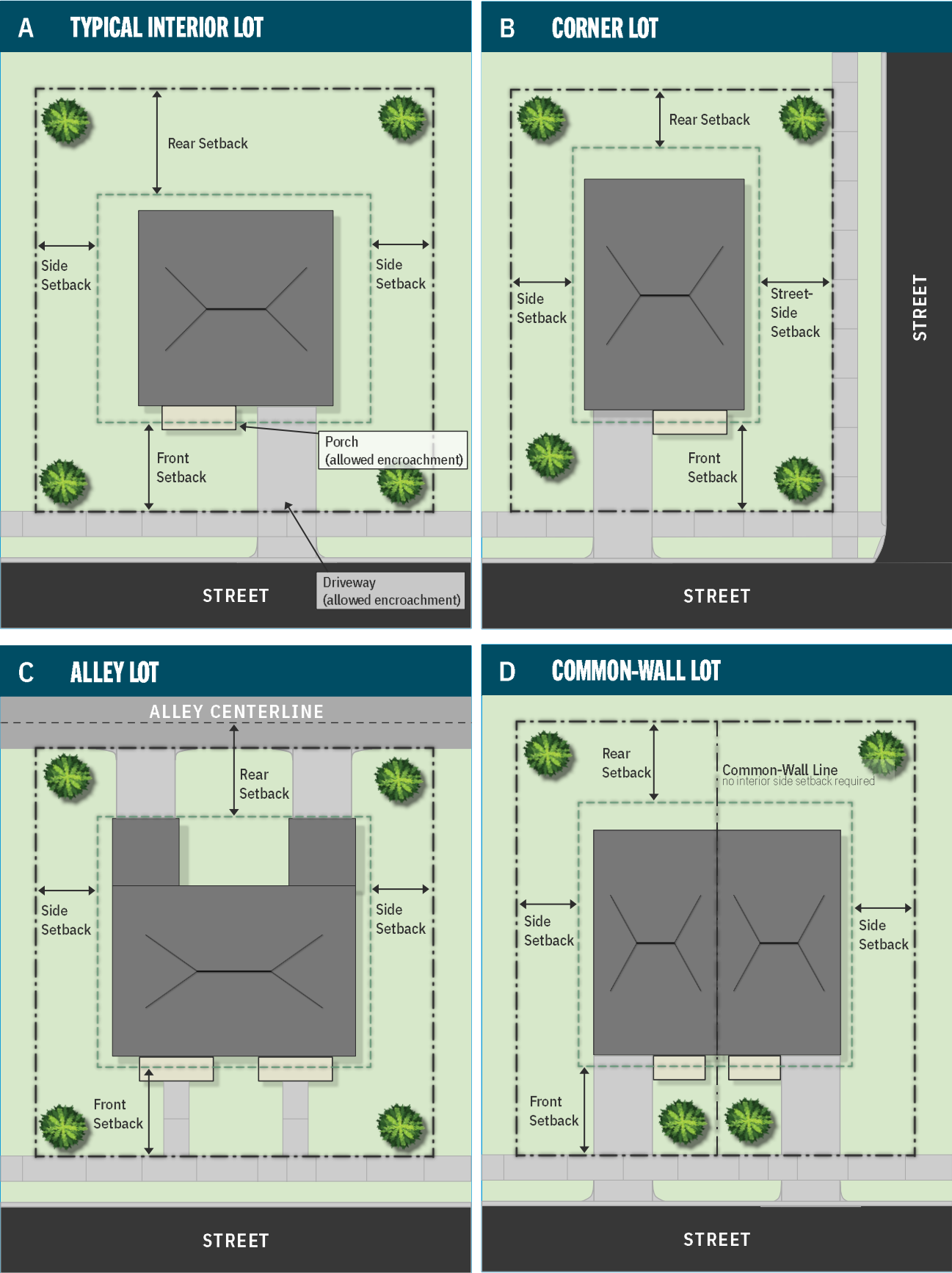


Figure 6-2. Dimension Standards Illustrations—Special Lot Configurations

