

COUNCIL ACTION FORM

Meeting Date: June 11, 2026

Staff Contact: Katherine Carttar, City Administrator

Agenda Item: Consider Ordinance No. 1064 amending the Westwood City Code, as amended, by repealing and replacing in its entirety Chapter 4 Article 3 of the Code of the City of Westwood, Kansas.

Background/Description of Item

The Kansas Legislature passed 2026 SB 418, commonly referred to as the “By-Right Housing Development Act.” The legislation substantially changes how cities regulate residential development, process permits, conduct inspections, and apply residential zoning rules. The bill takes effect July 1, 2026.

For municipal officials, the bill primarily affects:

- Residential zoning authority;
- Permit and development review timeline’s;
- Building inspection procedures;
- Protest petition procedures; and
- Local development regulations applicable to single-family housing.

The legislation is designed to reduce discretionary review and increase housing development opportunities statewide. Cities should review building codes, permitting procedures, inspection staffing, and zoning ordinances before the effective date.

SB 418 establishes minimum regulatory standards that political subdivisions must allow for newly constructed single-family residences under 2,500 square feet of livable floor area (excluding garages and basements) when constructed on individual lots with separate legal descriptions.

Staff Comments/Recommendation

The City of Westwood is following Kansas SB 418 except for the minimum regulatory standards that political subdivisions must allow for newly constructed single-family residences under 2,500 square feet. In November of 2025, the City of Westwood made International Residential Code (IRC) 2024 the standard for all residential construction in the City. SB 418 requires a lesser minimum regulatory standard but allows a municipality to utilize the version of the 2018 IRC previously adopted.

To that end, staff is recommending that residential construction with over 2,500 square feet of livable space continue to follow the Westwood Code IRC 2024, while residential construction under 2,500 square feet have the option to comply with IRC 2018 as previously amended by the City of Westwood in March 2021.

Suggested Motion

I move the City Council approve Ordinance No. 1064 amending the Westwood City Code, as amended, by repealing and replacing in its entirety Chapter 4 Article 3 of the Code of the City of Westwood, Kansas.