



Zoning Requirements for Detached Garages and Storage Sheds in Residential Zones

INFORMATION BULLETIN NO. 122

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City Planning & Development – Development Services

City of Kansas City, Missouri

<http://www.kcmo.org/codes/>

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 the Code of Ordinances, Chapter 80, Zoning Ordinance, Chapter 18, Kansas City Building and Rehabilitation Code, and Chapter 52, Parking Stations. Therefore, when there is a conflict between this Information Bulletin and the applicable ordinance, the ordinance shall govern.

In zoning districts GP-4, GP-5, GP-6, R-1, R-2, R-3, R-4, and R-5, detached garages and storage sheds shall meet the following zoning requirements:

1. Shall set back at least sixty (60) feet from the front property line.
2. Shall set back at least four (4) feet 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. If serving two lots, the garage may be built across the rear property line (see CPD-DS Interpretation CI2004-005).
3. Shall set back at least two (2) feet from the side property line unless the proposed garage is on the street side of a corner lot, in which case the setback shall be fifteen (15) feet from the street side property line. Where an alley abuts the side property line the garage may be built on the property line adjacent to the alley. If serving two lots, the garage may be built across the side property line.

Note: If the proposed building is located less than three (3) feet from a property line, the wall along that property line shall have a one-hour fire-resistive rating. Typically, one layer of 5/8" 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 200 square feet and exempt from permit by KCBRC 18-16(b)(1)(a).] . Openings shall not be permitted in the one-hour wall. Projections closer than three (3) feet from the property line and shall have not less than one-hour fire resistive construction on the underside, and when closer than two(2) feet from the property line, may only project four (4) inches. (see IRC Section 302). A shared garage shall be provided with a wall of one-hour fire-resistive construction on the shared property line.

4. Shall set back at least ten (10) feet from the house on the property with the proposed building.
5. Shall set back at least twenty (20) feet from any house on a neighboring lot. This setback is not required from any detached garage or storage shed on a neighboring lot.

6. Platted building lines and easements may require greater setbacks than stated above. These may be found either on a mortgage survey or through the City Engineering Permit Counter, 5th Floor, City Hall, (816) 513-2552.
7. In zoning districts GP-6 and R-1, the maximum area of a detached garage shall not exceed eight-hundred (800) square feet. The maximum area of a detached storage shed shall not exceed two hundred (200) square feet. The area occupied by all accessory buildings in a rear yard shall not exceed forty (40) percent of the area of the rear yard (see CPD-DS Interpretation CI2005-004).
8. In zoning district R-2, the maximum area of a detached garage shall not exceed eight hundred (800) square feet or two hundred and fifty (250) sq ft of building area for each 1,500 sq ft of lot area whichever is greater. The maximum area of a detached storage shed shall not exceed two hundred (200) square feet. The area occupied by all accessory buildings in a rear yard shall not exceed forty (40) percent of the area of the rear yard.
9. In zoning districts GP-4, GP-5, R-3, R-4, and R-5, the maximum area of a detached garage shall not exceed eight hundred (800) square feet or two hundred and fifty (250) sq ft of building area for each 1,000 sq ft of lot area whichever is greater. The maximum area of a detached storage shed shall not exceed two hundred (200) square feet. The area occupied by all accessory buildings in a rear yard shall not exceed forty (40) percent of the area of the rear yard.
10. More than one detached garage or storage shed may be permitted on a lot in zoning districts GP-4, GP-5, GP-6, R-1, R-2, R-3, R-4, and R-5 as long as the combined aggregate area of all detached accessory buildings on the lot does not exceed the allowable area specific in those districts.
11. The maximum height of a detached garage shall not exceed sixteen (16) feet. The maximum height of a detached storage shed shall not exceed ten (10) feet. For roofs with a slope greater than one (1) inch to the foot, the height is measured as the average of the height to the top plate and the roof ridge.
12. Variances to any of the height, yard (setback), and area provisions of the Zoning Ordinance may be requested through the [Board of Zoning Adjustment](#). Contact the Department of Planning & Development, (816) 513-2846, for information on applications for variances.
13. 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-DS Interpretation CI2003-084).

Please contact the CPD-DS Permits Services Branch, (816) 513-1500 (Option 3), if you have any questions regarding this information bulletin.