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CITY PLANNING & DEVELOPMENT

Accessory Dwelling Unit (ADU)
Information Bulletin No. 170

Purpose

This Information Bulletin provides guidance for the permitting and construction of an Accessory Dwelling Unit (ADU). ADU's are allowed and regulated by [Section 88-305-15](#) of Kansas City's Zoning & Development Code within Chapter 88 of the Code of Ordinances. An ADU is defined as a household living use that is accessory to and located on the same lot as the principal detached single-family dwelling.

Definitions

Dwelling Unit: A single unit providing complete independent living facilities for one or more persons, including permanent provisions for living, sleeping eating, cooking, and sanitation.

An accessory dwelling unit shall contain all core components to be considered a dwelling unit. This includes:

- Kitchen: consisting of a sink, oven/stove, and refrigerator;
- Bathroom: consisting of a toilet, sink, and a bathtub/shower. Please note half-baths will **not** meet this requirement; and
- Living and Sleeping Quarters: which must have adequate space for at least 1 twin bed.

All fixtures shall be permanently installed. Proposed structures not providing the 3 core components shall not be considered an accessory dwelling unit and will be subject to the standard detached structure requirements. Removal of any of these requirements shall require a change of occupancy and may result in the revocation of the accessory dwelling unit classification.

General Standards

1. Accessory dwelling units may be attached or detached from the principal dwelling unit. If attached, units shall be located in the rear or side yard. If detached, they shall be located in the rear yard.
2. The owner of the lot shall reside in either the principal dwelling or accessory dwelling. The owner shall record against the property a deed restriction limiting occupancy of either the principal dwelling unit or the accessory dwelling unit to the owner of the property. Proof that such a restriction has been recorded shall be provided to the Director of City Planning & Development prior to issuance of the Certificate of Occupancy for the accessory dwelling unit.
3. No additional off-street parking is required. Any proposed parking shall conform to [Section 88-420](#).
4. Detached accessory dwelling units may be located in or attached to the same building as a garage. In such cases, the floor area limitations of each shall be applied cumulatively.
5. When attached, the accessory dwelling unit may have its own exterior entrance or shared entrance with a common vestibule.
6. If attached to the principal dwelling, the lot and building standards for the principal building shall apply.
7. If detached from the principal dwelling, it shall be located in the rear yard, and the lot and building standards shall be as follows:
 - a. Maximum height shall not exceed that of the principal building or 25ft, whichever is less.

- b. Setbacks shall be 5ft from all property lines including projections; except on street side yards where it shall be 5ft including projections or the same as the principal building, whichever is greater.
 - c. Maximum footprint of the ADU: 60% of the footprint of the principal dwelling or 25% of the rear yard, whichever is smaller. In no case shall the footprint exceed 800sqft.
 - d. Maximum floor area: 800sqft or 90% of the floor area of the principal dwelling whichever is smaller.
 - e. All other setbacks shall be those that apply to all accessory structures.
 - f. The total footprint area of all detached accessory buildings and structures shall not exceed the provisions of [Section 88-305-02E](#).
8. Exterior stairs to provide access to an upper-level accessory dwelling unit are allowed only on sides of the building facing the interior of the lot.
 9. If an accessory dwelling unit was legally permitted prior to the passage date of the ADU ordinance, and the owner can provide documentary evidence to the satisfaction of the director of City Planning & Development of such use, the use may continue upon applying for and obtaining a new certificate of occupancy.

Construction

1. Construction of an ADU shall follow the guidelines of [Information Bulletin No. 100](#).
2. Beginning September 29, 2023, all plan submissions for an ADU shall comply with the adopted energy codes, see [Information Bulletin No. 171RE](#).

ADU's that are attached to the principal structure or those that are internal of the principal structure, shall be designed and built per the requirements of a duplex in the adopted International Residential Code (IRC).