CITY PLAN COMMISSION STAFF REPORT

CD-CPC-2026-00085

Text Amendments, Townhouses **July 15, 2026**

Docket #3

Request
Zoning Text Amendments
Various sections related to Townhouse development

Applicant
City Planning & Development

Approval Process

Overview
The proposed text amendments to Section 88-110-04, 88-110-06, 88-408-A, 88-445-06, 88-620-B, and 88-810-1442 will replace "attached house" with "townhouse," "semi-attached house" with "two-unit townhouse," and "townhouse" with "multi-unit townhouse." Section 88-810-2140 will replace the word "townhome" with "townhouse."

Existing Conditions
Chapter 18 of the Kansas City Code of Ordinances, the Building and Rehabilitation Code, defines a townhouse as consisting of two or more dwelling units, while 88-110-04-B of the Zoning and Development Code currently defines a townhouse as consisting of three or more dwelling units.

Required Public Engagement
Section 88-505-12, Public Engagement does not apply to this request. Standard protocol for Chapter 88 amendments is to post drafts to the City's website prior to the City Plan Commission hearing.

City staff sent out an informational email to community partners including residential building contractors, design professionals, developers, and neighborhood leaders among others. This notice included the date and case number for the City Plan Commission hearing and was sent to roughly 2,700 individuals.

Professional Staff Recommendation
Docket #3 Approval

AMENDMENT OVERVIEW

City staff have been conducting ongoing process improvement reviews of our development process with a recent focus on townhouses. During the review of the townhouse process it was identified that the definition of townhouse differed between the Zoning and Development Code and the Building and Rehabilitation Code. These two codes are both administered by the City Planning and Development Department.

The Zoning and Development Code currently defines a townhouse to include three or more dwelling units while the Building and Rehabilitation Code defines a townhouse to include two or more dwellings units. To reduce confusion, staff has made the recommendation to align the term townhouse between the two codes to define townhouse as having two or more units in both the Zoning and Development Code and the Building and Rehabilitation Code.

This update will not change the meaning of definitions. It will simply replace "attached house" with "townhouse," "semi-attached house" with "two-unit townhouse," and "townhouse" with "multi-unit townhouse" throughout the entirety of the Zoning and Development Code. The word townhome is found once in 88-810-2140, and this update will replace that with townhouse for consistency purposes.

SPECIFIC REVIEW CRITERIA

Zoning and Development Code Text Amendments (88-510-07)

In reviewing and making decisions on zoning and development code text amendments, the City Planning and Development Director, City Plan Commission, and City Council must consider at least the following factors:

A. Whether the proposed zoning and development Code text amendment corrects an error or inconsistency in the Zoning and Development Code or meets the challenge of a changing condition.

The proposed amendments address inconsistency of the word townhouse throughout the Zoning and Development Code and the Building and Rehabilitation Code.

B. Whether the proposed zoning and development code text amendment is consistent with adopted plans and the stated purpose of this Zoning and Development Code.

The proposed amendment will only replace certain words throughout the Zoning and Development Code; "attached house" for "townhouse," "semi-attached house" for "two-unit townhouse," "townhouse" for "multi-unit townhouse," and "townhome" for "townhouse." It does not alter the spirit of the existing definitions and, therefore, remains aligned with adopted plans and the purpose of the Zoning and Development Code.

C. Whether the proposed zoning and development code text amendment is in the best interests of the City as a whole.

The proposed amendment will improve consistency between City codes that are both administered by the City Planning and Development Department. This will reduce confusion for City staff and the development community alike.

ATTACHMENTS

1. Redline version of proposed amendments
2. Clean version of proposed amendments

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends approval.

Respectfully submitted,

Abbey Brinkley
Development Specialist III

88-110-04 RESIDENTIAL BUILDING TYPES

88-110-04-A. RESIDENTIAL BUILDING TYPES ALLOWED

The residential uses allowed in R districts must be located in residential buildings. The following residential building types are allowed in R districts. Many residential building types are subject to supplemental standards, as referenced in 88-110-06-C.

Building Type	**R-80**	**R-10**	**R-7.5**	**R-6**	**R-5**	**R-2.5**	**R-1.5**	**R-0.75**	**R-0.5**	**R-0.3**
Detached house	P	P	P	P	P	P	P	P	P	P
Zero lot line house	P	P	P	P	P	P	P	P	P	P
Cottage house	-	-	P	P	P	P	P	P	P	P
~~Attached house~~Townhouse										
~~Semi-attached~~Two-Unit Townhouse										
on corner lots	-	P[1]	P[1]	P	P	P	P	P	P	P
in other situations	-	-	-	-	P	P	P	P	P	P
~~Townhouse~~ Multi-Unit Townhouse	-	-	-	-	P	P	P	P	P	P
Two-unit house										
on corner lots	-	P[1]	P[1]	P	P	P	P	P	P	P
in other situations	-	-	-	-	P	P	P	P	P	P
Multi-unit house	-	-	-	-	-	S	P	P	P	P
Colonnade	-	-	-	-	-	-	P	P	P	P
Multiplex	-	-	-	-	-	-	P	P	P	P
Multi-unit building	-	-	-	-	-	-	P	P	P	P

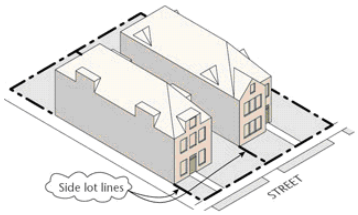
P = permitted building type - = prohibited building type

S = special use permit required

[1] Permitted only in approved open space development or conservation development; subject to 88-110-06-C.4

88-110-04-B. RESIDENTIAL BUILDING TYPES DEFINED AND REGULATED

Definitions and regulations for residential building types are as follows:

Detached House	A detached house is a principal building containing one dwelling unit located on a single lot with private yards on all sides. Detached houses are subject to the lot and building standards of 88-110-06-B (Table 110-2). No more than one detached house may be located on a single lot.	
Zero Lot Line House	A zero lot line house is a principal building containing one dwelling unit located on a single lot. The building is shifted to one side of the lot so that there is a more usable side yard on one side of the house and very little or no private yard on the other side. Zero lot line houses are subject to the lot and building standards of 88-110-06-B (Table 110-2) except as modified or supplemented by the zero lot line standards of 88-110-06-C. No more than one zero lot line house may be located on a single lot.	
Cottage House	A small detached house that is grouped with other cottages around a shared open space. Cottage houses are subject to the lot and building standards of 88-110-06 (table 110-2) except as modified or supplemented by the cottage house development standards of 88-110-06-C. Multiple cottage houses may be located on a single lot, subject to the limitation of 88-110-06-C.	
~~Attached House~~Townhouse	A building containing multiple dwelling units, each located on its own lot with a common or abutting wall along shared lot lines. Each dwelling unit has its own external entrance. There are two types of ~~attached houses~~ townhouses: ~~semi-attached houses~~ two-unit townhouse and ~~townhouses~~ multi-unit townhouse. ~~Attached houses~~ Townhouses are subject to the lot and building standards of 88-110-06-B (Table 110-2) except as modified or supplemented by the ~~attached house~~ townhouse standards of 88-110-06-C. No more than one ~~attached house~~ townhouse may be located on a single lot.	

	A ~~semi-attached house~~two-unit townhouse is an ~~attached house~~townhouse building containing 2 dwelling units, divided by a vertical plane~~.~~, with each unit platted on its own individual lot.	
	A ~~townhouse~~ multi-unit townhouse is an attached house building containing 3 or more dwelling units, divided by a vertical plane~~.~~, with each unit platted on its own individual lot.	
Two-unit House	A two-unit house is a building containing 2 dwelling units, both of which are located on a single lot or parcel (also referred to as a "duplex" or "two-flat"). The dwelling units are attached and may be located on separate floors or side-by-side. Two-unit houses are subject to the lot and building standards of 88-110-06-B (Table 110-2) except as modified or supplemented by the two-unit house standards of 88-110-06-C. No more than one two-unit house may be located on a single lot.	
Multi-unit House	A multi-unit house is a building containing 3 to 8 dwelling units located on a single lot. Multi-unit houses appear as large detached houses and have only one entrance visible from the street. Multi-unit houses are subject to the lot and building standards of 88-110-06-B (Table 110-2) except as modified or supplemented by the multi-unit house standards of 88-110-06-C. More than one multi-unit house may be located on a single lot, subject to compliance with all applicable lot and building standards.	

Colonnade	A colonnade is typically a two- to four-story masonry building with two prominent multi-story colonnade porches, open or enclosed, located on the primary facade. The number of porch levels matches the number of stories of the building. A colonnade contains two units per floor, opening onto a central hall. More than one colonnade may be located on a single lot, subject to compliance with all applicable lot and building standards.	
Multiplex	A multiplex is a building containing 3 to 8 dwelling units, each of which has its own external entrance. Multiplexes are subject to the lot and building standards of 88-110-06-B (Table 110-2). More than one multiplex may be located on a single lot, subject to compliance with all applicable lot and building standards and subject to site plan review.	
Multi-unit building	A multi-unit building is a building containing 3 or more dwelling units (other than a multiplex or multi-unit house) that share common walls and/or common floors/ceilings. Multi-unit buildings are typically served by one or more common building entrances. Multi-unit buildings are subject to the lot and building standards of 88-110-06-B (Table 110-2) except as modified or supplemented by the Multi-unit building standards of 88-110-06-C. More than one multi-unit building may be located on a single lot, subject to compliance with all applicable lot and building standards.	

88-110-06-C. BUILDING-TYPE SPECIFIC STANDARDS

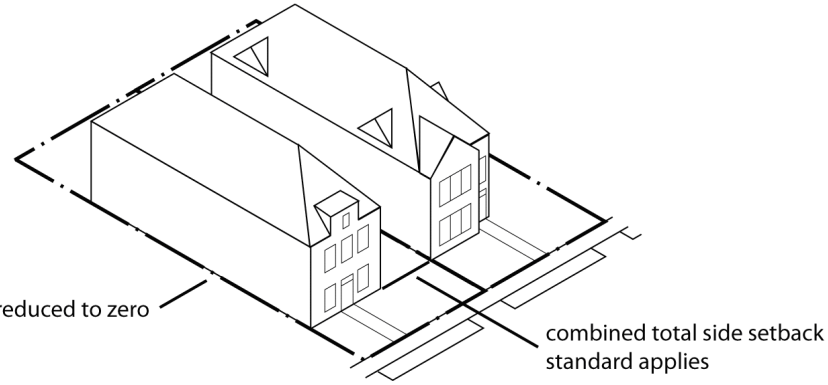
1. **ZERO LOT LINE HOUSES**

Zero lot line houses are subject to the standards of 88-110-06-B (*Table 110-2),* except as expressly modified by the following zero lot line house standards:

(a) Zero lot line building arrangements require that the planning for all house locations be done at the same time. Because the exact location of each house is predetermined, greater flexibility in site planning is possible, while ensuring that neighborhood character is maintained.

(b) The side setback on one side of the lot may be reduced to as little as zero. The zero-setback side may not abut a street or a lot that is not part of the zero lot line development. The minimum combined side setback requirements of 88-110-06-B apply on the "non-zero" side, which means that a lot with a zero side setback on one side must provide a setback equal to at least 20% of the

lot width on the opposite side of the lot.



(c) Eaves on the side of a house with a reduced setback may project over the abutting lot line only if a perpetual eave overhang easement at least 5 feet in width is provided on the lot abutting the zero lot line property line, which, with the exception of walls and/or fences, must be kept clear of structures. The easement must be shown on the plat and incorporated into each deed transferring title on the property.

(d) When the zero lot line house's exterior wall or eaves are set back less than 2 feet from the abutting side lot line, a perpetual maintenance easement at least 5 feet in width must be provided on the lot abutting the zero lot line property line, which, with the exception of walls and/or fences, must be kept clear of structures. The easement must be shown on the plat and incorporated into each deed transferring title on the property. This provision is intended to ensure the ability to conduct maintenance and upkeep activities on the zero lot line house.

(e) Windows or other openings that allow for visibility into the side yard of the lot abutting the zero-setback side lot are not allowed on zero lot line houses. Windows that do not allow visibility into the side yard of the abutting lot, such as clerestory windows or translucent windows, are allowed, subject to compliance with the building code.

2. **COTTAGE HOUSE**

Cottage house developments are subject to the standards of 88-110-06-B *(Table 110-2),* except as expressly modified by the following cottage house development standards:

(a) **DEVELOPMENT SIZE**

Cottage house developments must contain at least 4 and no more than 12 cottage houses. A development site may contain more than one cottage house development.

(b) **LOT SIZE**

(1) In the R-7.5, R-6 and R-5 districts the minimum required lot area per cottage unit is 50% of the minimum lot area per unit standard of 88-110-06-B *(Table 110-2).*

(2) In the R-2.5 district the minimum required lot area per cottage unit is 75% of the minimum lot area per unit standard of 88-110-06-B *(Table 110-2).*

(3) In the R-1.5, R-0.5 and R-0.3 districts the minimum lot area per unit standard of 88-110-06-B *(Table 110-2)* applies.

(c) **FLOOR AREA**

(1) The total floor area of each cottage may not exceed either 1.5 times the area of the main floor or 1,250 square feet, whichever is less. Attached garages are counted in the calculation of total floor area.

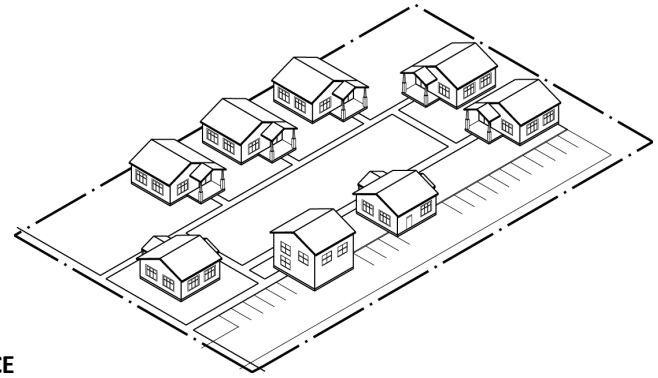
(2) The maximum main floor area for cottages is 850 square feet. For the purposes of this calculation, the area of interior stairways may be allocated between floors served.

(d) **SETBACKS AND BUILDING SEPARATION**

All structures within cottage house developments must be set back at least 15 feet from property lines abutting streets and 10 feet from other property lines along the outer perimeter of the cottage house development site. When vehicular access to a cottage housing development is from an alley, a 4-foot minimum rear setback is allowed. All buildings within the cottage house development must be separated by a minimum distance of 10 feet.

(e) **BUILDING HEIGHT**

Cottage houses may not exceed 18 feet in height, except that pitched roofs with a minimum pitch of 6:12 may extend up to 25 feet in height. All parts of a roof above 18 feet in height must be pitched.



(f) **OPEN SPACE**

Each cottage unit must have 150 square feet of private, contiguous, usable open space adjacent to each dwelling unit, for the exclusive use of the cottage resident. Such private open space must be oriented toward the common open space as much as possible, with no dimension less than 10 feet.

All cottages must have a roofed porch at least 80 square feet in area with a minimum dimension of 8 feet on any side.

3. ~~**ATTACHED HOUSE**~~**TOWNHOUSE**

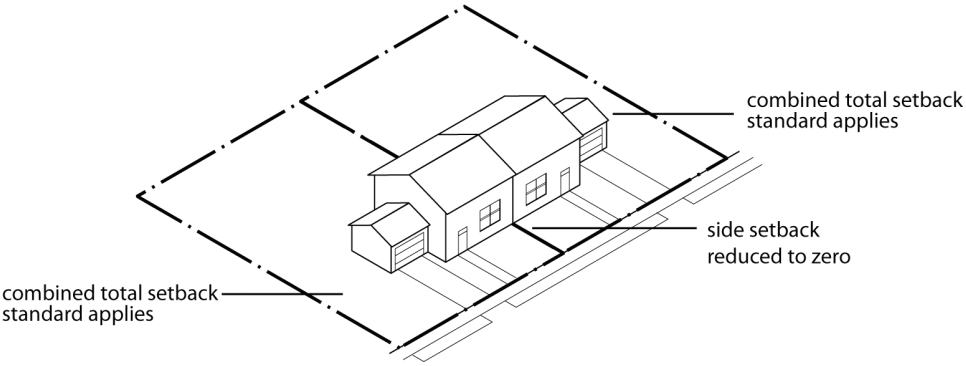
~~Attached houses~~Townhouses are subject to the standards of 88-110-06-B (*Table 1102*), except as expressly modified or supplemented by the following ~~attached house~~townhouse standards.

(a) The minimum lot width for an attached house is 18 feet.

(b) The minimum lot area per unit requirements of 88-110-06-B (*Table 110-2*) apply to ~~attached house~~townhouse projects on a project-wide basis, meaning that the total area of the ~~attached house~~ townhouse site, including common areas comprising up to 20% of the overall site, may be counted as lot area. Common areas may include commonly owned open space, access drives and parking areas. Such common areas may also be included in setback calculations.

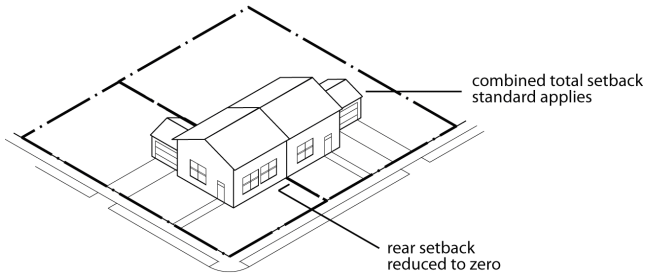
(c) No side setback is required for common or abutting walls. The minimum total (combined) side setback standard of 88-110-06-B (*Table 110-2*) applies along the sides of the building that do not

have common or abutting walls.



(d) Common or abutting walls must be shared for at least 50% of their length.

(e) On corner lots, either the rear setback or side setback may be reduced to zero. However, the remaining side or rear setback must comply with the standards of 88-110-06-B (*Table 110-2*).



(f) The minimum total (combined) side setback standard of Section 88-110-06-B (*Table 110-2*) applies along the sides of the building that do not have common or abutting walls.

(g) The front façade of any ~~attached house~~townhouse may not include more than 40% garage wall area.

(h) ~~Townhouse~~ Multi-unit townhouse buildings may not contain more than 9 attached dwelling units.

4. **TWO-UNIT HOUSES AND ~~SEMI-ATTACHED HOUSES~~TWO-UNIT TOWNHOUSES ON CORNER LOTS**

Under the conventional development option, two-unit houses and ~~semi-attached houses~~two-unit townhouses are subject to the standards of Section 88-110-06-B (Table 110-2). In approved open space or conservation developments two-unit houses and ~~semi-attached houses~~two-unit townhouses are allowed on corner lots in all R districts except R-80. In R-10, R-7.5 and R-6 districts they are subject to the following additional standards.

(a) Two-unit houses and ~~semi-attached houses~~two-unit townhouses are allowed on corner lots in situations in which such building types would not otherwise be allowed because they can be designed so each unit is oriented towards a different street. This gives the two-unit house and the ~~semi-attached house~~two-unit townhouse the overall appearance of a detached house when viewed from either street.

(b) The corner lot must comply with the minimum lot area standard of the subject zoning district. No lot with less than 3,000 square feet of lot area may be used for the corner lot option.

(c) Each dwelling unit within the two-unit house or ~~semi-attached house~~two-unit townhouse must have its address, main entrance, and garage oriented towards a separate street frontage. Conversion of an existing detached house may provide one main entrance with internal access to both units.

5. **MULTI-UNIT HOUSE** (includes Multiplex)

Multi-unit houses are subject to the standards of Section 88-110-06-B (*Table 110-2*) except as expressly modified or supplemented by the following standards.

(a) The street-facing façade of a multi-unit house may have only one visible entrance to the building. If the building is located on a corner lot, one building entrance may be visible from each street.

(b) Visible building entrances must be clearly emphasized by any one of the following means:

(1) covered porch or canopy;

(2) transom and sidelight windows;

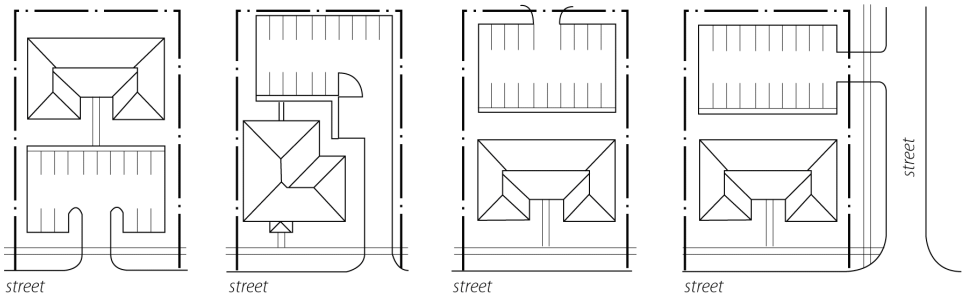
(3) pilasters and pediment; or

(4) other significant architectural treatment that emphasizes the entrance. (Simple trim around the doorway does not meet this standard.)

(c) Patio-style doors, such as sliding glass doors, may not be used for main entrance doors.

(d) A pedestrian circulation system must be provided that connects residential entrances to adjacent public rights-of-way and to parking areas and other on-site facilities.

(e) Surface parking and parking within accessory structures must be located behind the front building line and otherwise concealed from view of abutting streets. Parking areas may not be located directly between the principal building and the street or within any required side setback area. Surface parking and the edge of the driveway from the right-of-way to any parking area or structure must be landscaped in accordance with 88-425-05 and 88-425-06.



(f) The front façade of new multi-unit houses may not exceed 40 feet in width. Buildings may exceed this limitation if the street-facing plane of the building is broken into horizontal modules that comply with the following standards:

(1) Each module must be no greater than 30 feet and no less than 10 feet in width and must be distinguished from adjacent modules by a change in the wall plane of at least 16 inches in depth. For buildings that are 3 or more stories in height, the width of the module may be increased to 40 feet.

(2) Each module must have a corresponding change in the roofline.

(3) Each module must be distinguished from the adjacent module by at least one of the following means:

a. changes in material colors, types or textures;

b. changes in the building and/or parapet height;

c. changes in the architectural details such as decorative banding, reveals, stone, or tile accents;

d. change in window pattern; and

e. the use of balconies and recesses.

(f) Architecture of the multi-unit house shall be designed in context with and reflect the predominant characteristics of other residential buildings within 500 feet of the exterior property lines of the multiunit house, in regard to scale, roof pitch, material, ingress/egress, and fenestration.

6. **COLONNADE BUILDING**

A colonnade building is subject to the standards of 88-110-06-B (*Table 110-2*) except as expressly modified or supplemented by the following standards.

a. The street-facing façade of a colonnade building may have only one visible entrance to the building. If the building is located on a corner lot, one building entrance may be visible from each street.

b. Visible building entrances must be clearly emphasized by any one of the following means:

1. covered porch or canopy;

2. transom and sidelight windows;

3. pilasters and pediment; or

4. other significant architectural treatment that emphasizes the entrance. (Simple trim around the doorway does not meet this standard.)

c. Patio-style doors, such as sliding glass doors, may not be used for main entrance doors.

d. A colonnade building must have porches available to each unit of the building. The porch must be a minimum of 5 feet in depth. On the main street-facing façade, porches must be located on each side of the main entrance, extending the full height of the building. If the building is on a corner lot, additional porches may be located on the side façade. Basement units are not required to have a porch.

e. Cladding must be of brick, stone, or acceptable materials. Stucco may also be used on the upper stories of secondary façades.

f. The main roof of a colonnade building must be flat, with a parapet that may include a hipped roof element.

g. A pedestrian circulation system must be provided that connects residential entrances to adjacent public rights-of-way and to parking areas and other on-site facilities.

h. Surface parking and parking within accessory structures must be located at the rear of the building and otherwise concealed from view of abutting streets. Parking areas may not be located directly between the principal building and the street or within any required side setback area. Surface parking area, and the edge of the driveway from the right-of-way to any parking area or structure, must be landscaped in accordance with 88-425-05 and 88-425-06.

i. The front façade of a new colonnade building may not exceed 40 feet in width. Buildings may exceed this limitation if the street-facing plane of the building is broken into horizontal modules that comply with the following standards:

1. Each module must be no greater than 30 feet and no less than 10 feet in width and must be distinguished from adjacent modules by a change in the wall plane of at least 16 inches in depth. For buildings that are 3 or more stories in height, the width of the module may be increased to 40 feet.

2. Each module must have a corresponding change in the roofline.

3. Each module must be distinguished from the adjacent module by at least one of the following means:

    i. changes in material colors, types or textures;

    ii. changes in the building and/or parapet height;

    iii. changes in the architectural details such as decorative banding, reveals, stone, or tile accents; and

    iv. change in window pattern.

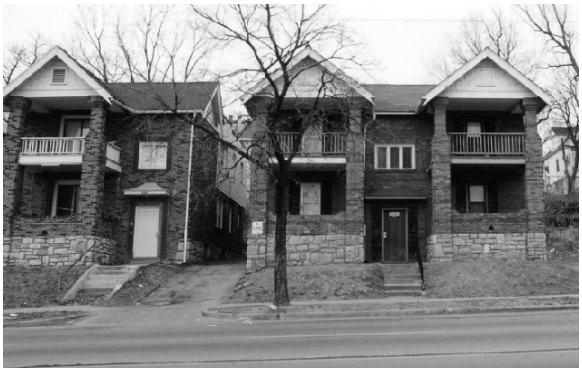
j. Architecture of the colonnade building shall be designed in context with and reflect the predominant characteristics of other residential buildings within 500 feet of the exterior property lines of the building, in regard to scale, roof pitch, material, ingress/egress, and fenestration.

k. Colonnade buildings shall be designed in accordance with one of the following types:

1. Classical Colossal Column Porch distinctive for Neoclassical styling featuring smooth or fluted Colossal columns of the Classical Order that rise the full height of the dark brick façade;

2. Combined Column Porch featuring columns that extend more than one story in height and support a smaller column of different material and design or the reverse — columns that extend one story and support columns that extend upward for several stories;

3. Square Brick Column Porch, a simpler version comprised of square brick columns;



4. Transitional Enclosed Colonnade, this version retains the design of the original porch projections, but are enclosed and integrated with the interior living space.

5. Courtyard Colonnaded Apartments: Colonnaded courtyard apartment are sets of three to seven buildings arranged in a U-shaped pattern around a courtyard with the courtyard opened to the street. The main façades of the buildings fact onto the courtyard.

7. **MULTI-UNIT BUILDING**

Multi-unit buildings (i.e., buildings containing 3 or more dwelling units, other than multi-unit houses) are subject to the standards of 88-110-06-B (*Table 110-2*) except as modified or supplemented by the following standards.

(a) Visible building entrances to dwelling units on the ground floor must be clearly emphasized by any one of the following means:

(1) covered porch or canopy;

(2) transom and sidelight windows;

(3) pilasters and pediment; or

(4) other significant architectural treatment that emphasizes the entrance. (Simple trim around the doorway does not meet this standard.)

(b) Patio-style doors, such as sliding glass doors, may not be used for main entrance doors.

(c) A pedestrian circulation system must be provided that connects residential entrances to adjacent public rights-of-way and to parking areas and other on-site facilities.

(d) Surface parking and parking within accessory structures must be located behind front building line or otherwise screened from view of abutting streets. Parking areas may not be located directly between the principal building and the street or within any required side setback area. Surface parking and the edge of the driveway from the right-of-way to any parking area or structure must be landscaped in accordance with 88-425-05 and 88-425-06.

(e) Street-facing walls that are greater than 50 feet in length must be articulated with bays, projections, recesses or other design elements that effectively break-up the mass of the building.

88-408-A. CALCULATION OF LAND DEDICATION REQUIREMENTS

Parkland dedication requirements are calculated in 4 steps, as follows:

1. First, multiply the number of detached houses to be included in the development times 3.7 people per dwelling unit; then multiply the resulting number times 0.006 of an acre per person.
2. Second, multiply the number of dwelling units in ~~semi-attached houses~~townhouse to be included in the development times 3 people per dwelling unit; then multiply the resulting number times 0.006 of an acre per person.
3. Third, multiply the number of dwelling units in multi-unit buildings to be included in the development times 2 people per unit; then multiply the resulting number times 0.006 of an acre per person.
4. Finally, add the results of the preceding detached house, ~~two-unit house~~townhouse, and multi-unit building land dedication calculations. This sum represents the development's total parkland dedication requirement, which may be satisfied by the actual dedication of land or through the payment of money in lieu of dedication, in accordance with the provisions of this section.

88-445-06 SIGNS IN RESIDENTIAL DISTRICTS

88-445-06-A. RESIDENTIAL SIGNS

Only the following signs are allowed in residential zoning districts (including AG-R):

1. **GENERAL RULES**

   a. **LIGHTING.**

   Except where otherwise specified, signs in residential districts may be externally illuminated only, unless otherwise specified.

   b. **FLASHING, MOVING AND SIMILAR SIGNS**

   Flashing, moving, animated, wind-blown, or other signs that move or simulate movement are prohibited.

   c. **TRAFFIC CONTROL SIGNS**

   In addition to other signs permitted under this section, any lot or parcel containing more than 4 dwelling units, a permitted institutional use, or a permitted commercial use, may contain signs conforming with the Manual of Uniform Traffic Control Devices and not containing any commercial message.

   d. **MESSAGES**

   Any sign allowed under this section may bear a noncommercial message. Limited commercial messages are allowed, in accordance with express provisions of this section, but such commercial messages may not advertise or direct attention to a business or commercial activity other than one lawfully conducted on the premises, as expressly allowed under this section.

   e. **SETBACK**

Signs placed on a corner lot shall not extend forward of a diagonal line which intersects the front and side property lines of the lot at points 20 feet distant from the common intersection of the front and side property lines or, if the corner of the lot is platted on a radius, the extension of the front and side property lines to a point of common intersection. Signs placed on an interior lot shall be set back a minimum of 5 feet from the right-of-way line.

2. **DETACHED HOUSE AND ~~SEMI-ATTACHED HOUSE~~ TWO-UNIT TOWNHOUSE**

A lot with a principal use of a detached house or ~~semi-attached house~~two-unit townhouse may have:

a. For each entrance (excluding garage entrances) to a dwelling unit, one wall sign, not to exceed 80 square inches in area.

b. One interim sign bearing a noncommercial message or a message related to the sale, lease, rental, or construction of the home. Such sign may not exceed 8 square feet in area or 4 feet in height.

c. Additional interim signs not bearing commercial messages. No such sign may exceed 8 square feet in area or 4 feet in height. A maximum of 16 square feet of sign area is allowed per lot.

d. During the period from 6 weeks prior to a public election to be held in Kansas City to 2 weeks after such election, each lot may display additional signs not bearing commercial messages. No such sign may exceed 8 square feet in area or 4 feet in height.

3. **MULTI-UNIT BUILDINGS**

A lot with a principal use of a multi-unit building may have:

a. **WALL SIGNS**

1. One wall sign per building not to exceed 12 square feet in area. The message on such sign may include a commercial message related to the sale, lease, or rental of units in the building or complex.

2. For each building entrance providing access to multiple dwelling units, an additional sign to identify the dwelling units in that building, not to exceed 4 square feet in area, provided that no message on such sign other than a word such as "directory" or similar identifying word may be legible from a location on the public right-of-way or on private property other than that which is part of the same complex.

3. For each entrance (excluding garage entrances) to an individual dwelling unit, one wall sign, not to exceed 80 square inches in area.

4. For any multi-unit residential building containing one or more offices, as permitted under the zoning for the district, one additional wall sign is permitted, which sign may not exceed 16 square feet in area. The wall sign may bear a commercial message related to activities lawfully conducted on the premises or a noncommercial message.

b. **INCIDENTAL SIGNS**

One additional sign per driveway is permitted, which sign may not exceed 36 inches in height and 2 square feet in area. Such sign may not contain a commercial message.

c. **INTERIM SIGNS**

(1) One interim sign bearing a noncommercial message or a message related to the sale, lease, rental, or construction of the units. Such sign may not exceed 8 square feet in area or 4 feet in height.

(2) Additional interim signs not bearing commercial messages. No such sign may exceed 8 square feet in area or 4 feet in height. A maximum of 16 square feet of sign area is allowed per lot.

(3) During the period from 6 weeks prior to a public election to be held in Kansas City to 2 weeks after such election, each lot may display additional signs displaying noncommercial messages. No such sign may exceed 8 square feet in area or 4 feet in height.

4. **INSTITUTIONAL AND OFFICE USES**

A lot with an institutional use as its principal use, such as a church, school, police or fire station, community center, public park, an office building, or other permitted principal uses not described herein, may have:

(a) **MONUMENT SIGNS**

One monument sign per street frontage which may not exceed 32 square feet in area or 6 feet in height. One sign per lot may include changeable copy, but the changeable copy feature must use direct human intervention for changes and may not include any form of digital or electronic display. Such sign may be internally or externally illuminated.

(b) **WALL SIGNS**

One wall sign per public entrance, which may not exceed 20 square feet in area. Such sign may not include any form of digital or electronic display. Such sign may be internally or externally illuminated.

(c) **INCIDENTAL SIGNS**

1. One sign per driveway is permitted, which may not exceed 42 inches in height and 6 square feet in area.
2. Incidental signs must be set back a minimum of 10 feet from all property lines.
3. Such sign may not contain a commercial message but may include the logo of the institutional use.

(d) **INTERIM SIGNS**

1. One interim sign bearing a noncommercial message or a message related to the sale, lease, rental, or construction of the property. Such sign may not exceed 8 square feet in area or 4 feet in height.
2. Additional interim signs not bearing commercial messages. No such sign may exceed 8 square feet in area or 4 feet in height. A maximum of 16 square feet of sign area is allowed per lot.
3. During the period from 6 weeks prior to a public election to be held in Kansas City to 2 weeks after such election, each lot may display additional signs not bearing commercial messages. No such sign may exceed 8 square feet in area or 4 feet in height.

5. **HOSPITAL SIGNS**

A signage plan portraying signs necessary for the proper identification of the facilities within a hospital may be approved by special use permit. Such signs shall be on-premises signs and

limited to proper identification of the facilities. Such signs may be internally or externally illuminated.

6. **RESIDENTIAL ENTRANCE SIGNS**

One monument sign is allowed at each street entrance, identifying the name of the residential neighborhood or multi-unit complex or building. The area of the sign face shall not exceed 32 square feet in area or 6 feet in height; however, the monument structure on which the sign is located may be approved for up to 25 feet in height through the project plan process.

7. **INTERIM SUBDIVISION DEVELOPMENT SIGNS**

As an interim use accessory to the permitted activity of lawful subdivision development in a development which will contain at least 20 dwelling units, interim identification signs are permitted, provided that such signs may not exceed 100 square feet in sign area nor more than 15 feet in height; if there is more than one such sign, such signs must be at least 1,000 feet apart. Each such sign may remain in place until 90 percent of the lots in the sector are sold, but no longer than 18 months from the date of erection. All such signs must be located at least 15 feet from the pavement edge or edge of the street or thoroughfare to which it is directed, but not within the sight triangle. All such signs must be within the development or within 2000 feet of the development. These signs may not be illuminated.

8. **GROUP HOMES**

A lot with a principal use of a group home may have:

(a) For each entrance (excluding garage entrances) one wall sign, not to exceed 80 square inches in area.

(b) One interim sign bearing a noncommercial message or a message related to the sale, lease, rental, or construction of the home. Such sign may not exceed 8 square feet in area or 4 feet in height.

(c) Additional interim signs not bearing commercial messages. No such sign may exceed 8 square feet in area or 4 feet in height. A total of 16 square feet of sign area is allowed per lot.

(d) During the period from six weeks prior to a public election to be held in the city to two weeks after such election, each lot may display additional signs not bearing commercial messages. No such sign may exceed 8 square feet in area or 4 feet in height.

9. **OTHER PRINCIPAL USES AND VACANT LOTS**

A lot with a principal use not described in this section, or a vacant lot may have:

(a) One interim sign bearing a noncommercial message or a message related to the sale, lease, rental, or construction of the property. Such sign may not exceed 8 square feet in area or 4 feet in height.

(b) Additional interim signs not bearing commercial messages. No such sign may exceed 8 square feet in area or 4 feet in height. A total of 16 square feet of sign area is allowed per lot.

(c) During the period from six weeks prior to a public election to be held in the city to two weeks after such election, each lot may display additional signs not bearing commercial messages. No such sign may exceed 8 square feet in area or 4 feet in height.

10. **AUXILIARY PARKING**

Signs to identify parking areas allowed by special use permit shall be approved in conjunction with such special use permit, although no sign may exceed 12 square feet in area or 6 feet in

height. Such signs may show only the hours in which the parking lot is open and the persons authorized to use the parking area.

88-620-B. APPLICATIONS TO THE CITY PLAN COMMISSION, THE BOARD OF ZONING ADJUSTMENT, AND ADMINISTRATIVE APPROVALS

Certain fees are hereby established for the filing of applications to the board of zoning adjustment and the city plan commission as follows:

1. City plan commission:
    a. For applications to rezone: $678.00.
    b. Development plan:
        1. Residential: $678.00 plus $4.00 per dwelling unit, not to exceed $3,793.00.
        2. Nonresidential: $678.00 plus $97.00 per acre or fraction thereof, not to exceed $3,793.00.
    c. Project plan:
        1. Residential: $271.00 plus $4.00 per dwelling unit.
        2. Nonresidential: $271.00 plus $97.00 per acre or fraction thereof.
    d. Major amendments:
        1. Residential: $325.00 plus $4.00 per dwelling unit, not to exceed $1,355.00.
        2. Nonresidential: $325.00 plus $97.00 per acre or fraction thereof, not to exceed $1,355.00.
    e. Urban redevelopment district:
        1. $678.00 plus $97.00 per acre or $4.00 per dwelling unit, whichever is greater, not to exceed $3,793.00.
    f. Master plan development:
        1. $678.00 plus $97.00 per acre or $4.00 per dwelling unit, whichever is greater, not to exceed $3,793.00.
    g. For approval of a council approved signage plan: $271.00.
    h. For application for special review district: $460.00.
    i. For text amendments: $542.00.
    j. For land use plan amendments: $867.00.
    k. For major street plan amendments: $433.00.
    l. For applications for appeal from the decision of the director of city planning and development: $542.00.
    m. For neighborhood rezoning projects and overlay districts:

        from 0-200 parcels/lots$2,709.00.

        from 201-500 parcels/lots$4,876.00.

        from 501+ parcels/lots$5,960.00.
    n. Vacation of alleys, streets, and plats: $303.00.

o. For all other applications: $651.00.

2. Board of zoning adjustment:

a. For applications for variances involving the following uses:

1. Detached house and ~~semi-attached house~~two-unit townhouse and accessory uses: $271.00.

2. All other uses: $542.00.

b. For applications for appeal from the decision of the director of city planning and development: $542.00.

c. For applications for rehearing before the board of zoning adjustment: $271.00.

d. Certificates of legal nonconformance: For all applications for certificate of legal nonconformance, there shall be a charge of $136.00 for applications related to detached houses and ~~semi-attached houses~~ two-unit townhouse and $325.00 for all other applications. For all requests for approval of a change in use for an existing legal nonconforming use pursuant to 88-610 there shall be a charge of $54.00 for requests related to detached houses and ~~semi-attached houses~~two-unit townhouse and $189.00 for all other requests.

e. For applications for all other requests: $407.00.

f. For stay of enforcement: $433.00.

g. Special use permits:

1. Ambulance service: $894.00.

2. Bed & breakfast: $623.00.

3. Blood/plasma center: $867.00.

4. Car wash/cleaning service: $894.00.

5. Cemetery/columbarium/mausoleum: $894.00.

6. Check-cashing, short-term loan/title loan establishment: $1,571.00.

7. College/university: $894.00.

8. Community center: $407.00.

9. Community supported agriculture: $105.00.

10. Crematory: $894.00.

11. Day care (home & family): $623.00.

12. Day care (11-20 children) (group): $623.00.

13. Day care center (21+): $867.00.

14. Day labor employment agency: $867.00.

15. Demolition debris landfill: $1,571.00.

16. Detention and correctional facilities: $1,571.00.

17. Drive-thru facility: $894.00.

18. Entertainment venue and spectator sports: $894.00.

19. Entertainment venue and spectator sports: small venue (1—149 capacity): $487.00.

20. Entertainment venue and spectator sports: medium venue (150—499 capacity): $894.00.

21. Entertainment venue and spectator sports: large venue (500+ capacity): $1,571.00.
22. Entertainment venue and spectator sports: outdoor (all sizes): $1,571.00.
23. Financial services (except check-cashing and pawn shops): $867.00.
24. Gasoline and fuel sales: $894.00.
25. Group living: $623.00.
26. Heavy equipment sales/rental: $894.00.
27. Historic landmark (reuse of officially designated historic landmark, local or national): $271.00.
28. Hospital: $894.00.
29. Hotel/motel: $894.00.
30. Household living: $894.00.
31. Junk/salvage yard: $1,571.00.
32. Library/museum/cultural exhibit: $407.00.
33. Light equipment sales/rental (indoor): $894.00.
34. Light equipment sales/rental (outdoor): $1,571.00.
35. Manufacturing, production, and industrial service - limited: $1,571.00.
36. Manufacturing, production, and industrial service - general: $1,571.00.
37. Mining and quarrying: $1,571.00.
38. Motor vehicle repair limited: $894.00.
39. Motor vehicle repair general: $894.00.
40. Neighborhood-serving retail: $894.00.
41. Nursing homes: $867.00.
42. Office, administrative, professional or general: $894.00.
43. Park/recreation: $487.00.
44. Parking, non-accessory: $894.00.
45. Pawn shops: $1,571.00.
46. Recreation vehicle park: $1,571.00.
47. Recycling service - limited: $1,571.00.
48. Recycling service - general: $1,571.00.
49. Religious assembly: $407.00.
50. Repair or laundry service, consumer: $894.00.
51. Residential storage warehouse: $894.00.
52. Safety service (except for police and fire stations $894.00.
53. School: $407.00.
54. Signs: $353.00.
55. Solid waste separation facility: $1,571.00.

56. Sports and recreation, participant (indoor): $894.00.
57. Sports and recreation, participant (outdoor): $1,571.00.
58. Stable: $867.00.
59. Tavern or nightclub: $894.00.
60. Transfer station: $1,571.00.
61. Undertaking: $894.00.
62. Utilities and services (except basic, minor): $894.00.
63. Vehicle sales and service: $894.00.
64. Vehicle storage/towing: $1,571.00.
65. Warehousing, wholesaling, freight movement-indoor: $894.00.
66. Warehousing, wholesaling, freight movement-outdoor: $1,571.00.
67. Waste related use: $1,571.00.
68. All other uses: $894.00.

3. Administrative fees:
   A. Minor amendment to an approved development plan:
      1. Residential: $244.00 plus $4.00 per dwelling unit, not to exceed $678.00.
      2. Nonresidential: $244.00 plus $97.00 per acre or fraction thereof, not to exceed $678.00.
   B. Administrative adjustment: $271.00.
   C. Administrative approval: $271.00.
   D. For any request for continuance by the applicant: $136.00.
   E. Short term rental:
      1. Administrative approval: $271.00
      2. Special use permit: $623.00
      3. First year registration: $288.00 (if administrative approval or special use permit not required, as those fees include first year registration)
      4. Annual renewal of registration: $183.00
4. The city plan commission and the board of zoning adjustment shall have the authority to waive the fees set out in this subsection in the interests of justice.
5. Transcripts on appeal to circuit court. Transcripts, necessary upon appeal to the circuit court, shall be furnished by the appellant. These may be obtained, upon payment of the current charge, from the reporting service employed by the board of zoning adjustment to take testimony given at the public hearing. The board may waive the transcription costs where it is determined that the appellant is unable to pay the costs. The cost of the transcript will be refunded to the appellant if the appellate court orders such refund upon judgment.
6. The city manager shall have authority annually to adjust the fees listed above to reflect an increase equal to an increase in the consumer price index (all items/all urban consumers/Kansas City, Missouri-Kansas) published by the United States Department of Labor, Bureau of Labor Statistics, provided that the increases are reflective of the costs of the services being provided. If the costs in processing the applications fall below the fees being charged, the fees shall be reduced so that they are equal to or

less than the costs of processing the applications. The adjustments shall be made annually by the city manager in conjunction with the adoption of the annual budget of the city by filing a notice with the city clerk.

88-810-1442 RESIDENTIAL PARKING SPACE

An off-street space provided for the parking of motor vehicles in conjunction with a detached house, zero lot line house, ~~attached house~~townhouse, two-unit house, and multi-unit house.

88-810-2140 SUBDIVISION

Any land, vacant or improved, that is divided or proposed to be divided into two or more lots, parcels, sites, units, plots or interests of less than 20 acres, for the purpose of offer, sale, lease or development, either on the installment plan or upon any and all other plans, terms and conditions, including resubdivision. Subdivision includes the division or development of residential and nonresidential zoned land, whether by deed, metes and bounds description, map, plat or other recorded instrument, and further includes the creation of a condominium, ~~townhome~~ townhouse or any other division of property into units and common elements.

88-110-04 RESIDENTIAL BUILDING TYPES

88-110-04-A. RESIDENTIAL BUILDING TYPES ALLOWED

The residential uses allowed in R districts must be located in residential buildings. The following residential building types are allowed in R districts. Many residential building types are subject to supplemental standards, as referenced in 88-110-06-C.

Building Type	**R-80**	**R-10**	**R-7.5**	**R-6**	**R-5**	**R-2.5**	**R-1.5**	**R-0.75**	**R-0.5**	**R-0.3**
Detached house	P	P	P	P	P	P	P	P	P	P
Zero lot line house	P	P	P	P	P	P	P	P	P	P
Cottage house	-	-	P	P	P	P	P	P	P	P
Townhouse										
Two-Unit Townhouse										
on corner lots	-	P[1]	P[1]	P	P	P	P	P	P	P
in other situations	-	-	-	-	P	P	P	P	P	P
Multi-Unit Townhouse	-	-	-	-	P	P	P	P	P	P
Two-unit house										
on corner lots	-	P[1]	P[1]	P	P	P	P	P	P	P
in other situations	-	-	-	-	P	P	P	P	P	P
Multi-unit house	-	-	-	-	-	S	P	P	P	P
Colonnade	-	-	-	-	-	-	P	P	P	P
Multiplex	-	-	-	-	-	-	P	P	P	P
Multi-unit building	-	-	-	-	-	-	P	P	P	P

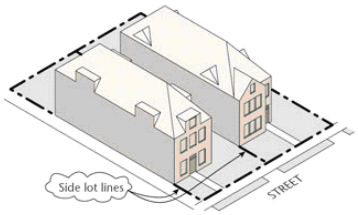
P = permitted building type - = prohibited building type

S = special use permit required

[1] Permitted only in approved open space development or conservation development; subject to 88-110-06-C.4

88-110-04-B. RESIDENTIAL BUILDING TYPES DEFINED AND REGULATED

Definitions and regulations for residential building types are as follows:

Detached House	A detached house is a principal building containing one dwelling unit located on a single lot with private yards on all sides. Detached houses are subject to the lot and building standards of 88-110-06-B (Table 110-2). No more than one detached house may be located on a single lot.	
Zero Lot Line House	A zero lot line house is a principal building containing one dwelling unit located on a single lot. The building is shifted to one side of the lot so that there is a more usable side yard on one side of the house and very little or no private yard on the other side. Zero lot line houses are subject to the lot and building standards of 88-110-06-B (Table 110-2) except as modified or supplemented by the zero lot line standards of 88-110-06-C. No more than one zero lot line house may be located on a single lot.	
Cottage House	A small detached house that is grouped with other cottages around a shared open space. Cottage houses are subject to the lot and building standards of 88-110-06 (table 110-2) except as modified or supplemented by the cottage house development standards of 88-110-06-C. Multiple cottage houses may be located on a single lot, subject to the limitation of 88-110-06-C.	
Townhouse	A building containing multiple dwelling units, each located on its own lot with a common or abutting wall along shared lot lines. Each dwelling unit has its own external entrance. There are two types of townhouses: two-unit townhouse and multi-unit townhouse. Townhouses are subject to the lot and building standards of 88-110-06-B (Table 110-2) except as modified or supplemented by the townhouse standards of 88-110-06-C. No more than one townhouse may be located on a single lot.	
	A two-unit townhouse is an townhouse building containing 2 dwelling units, divided by a vertical plane, with each unit platted on its own individual lot.	

	A multi-unit townhouse is an attached house building containing 3 or more dwelling units, divided by a vertical plane, with each unit platted on its own individual lot.	
Two-unit House	A two-unit house is a building containing 2 dwelling units, both of which are located on a single lot or parcel (also referred to as a "duplex" or "two-flat"). The dwelling units are attached and may be located on separate floors or side-by-side. Two-unit houses are subject to the lot and building standards of 88-110-06-B (Table 110-2) except as modified or supplemented by the two-unit house standards of 88-110-06-C. No more than one two-unit house may be located on a single lot.	
Multi-unit House	A multi-unit house is a building containing 3 to 8 dwelling units located on a single lot. Multi-unit houses appear as large detached houses and have only one entrance visible from the street. Multi-unit houses are subject to the lot and building standards of 88-110-06-B (Table 110-2) except as modified or supplemented by the multi-unit house standards of 88-110-06-C. More than one multi-unit house may be located on a single lot, subject to compliance with all applicable lot and building standards.	
Colonnade	A colonnade is typically a two- to four-story masonry building with two prominent multi-story colonnade porches, open or enclosed, located on the primary facade. The number of porch levels matches the number of stories of the building. A colonnade contains two units per floor, opening onto a central hall. More than one colonnade may be located on a single lot, subject to compliance with all applicable lot and building standards.	

Multiplex	A multiplex is a building containing 3 to 8 dwelling units, each of which has its own external entrance. Multiplexes are subject to the lot and building standards of 88-110-06-B (Table 110-2). More than one multiplex may be located on a single lot, subject to compliance with all applicable lot and building standards and subject to site plan review.	
Multi-unit building	A multi-unit building is a building containing 3 or more dwelling units (other than a multiplex or multi-unit house) that share common walls and/or common floors/ceilings. Multi-unit buildings are typically served by one or more common building entrances. Multi-unit buildings are subject to the lot and building standards of 88-110-06-B (Table 110-2) except as modified or supplemented by the Multi-unit building standards of 88-110-06-C. More than one multi-unit building may be located on a single lot, subject to compliance with all applicable lot and building standards.	

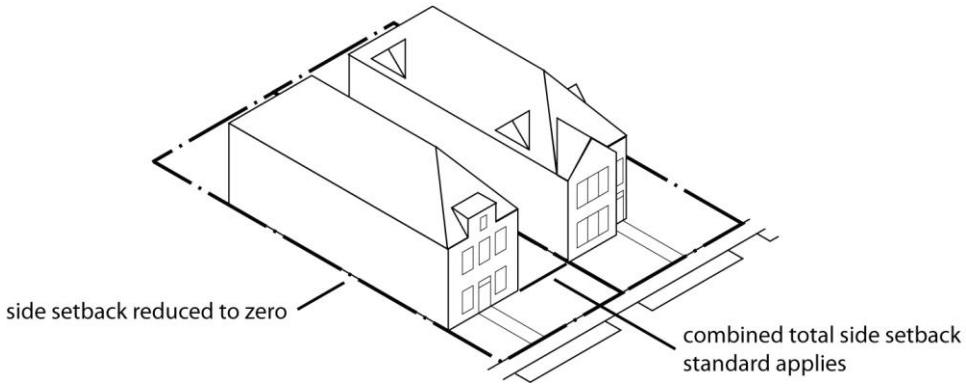
88-110-06-C. BUILDING-TYPE SPECIFIC STANDARDS

1. **ZERO LOT LINE HOUSES**

Zero lot line houses are subject to the standards of 88-110-06-B (*Table 110-2),* except as expressly modified by the following zero lot line house standards:

(a) Zero lot line building arrangements require that the planning for all house locations be done at the same time. Because the exact location of each house is predetermined, greater flexibility in site planning is possible, while ensuring that neighborhood character is maintained.

(b) The side setback on one side of the lot may be reduced to as little as zero. The zero-setback side may not abut a street or a lot that is not part of the zero lot line development. The minimum combined side setback requirements of 88-110-06-B apply on the "non-zero" side, which means that a lot with a zero side setback on one side must provide a setback equal to at least 20% of the lot width on the opposite side of the lot.



(c) Eaves on the side of a house with a reduced setback may project over the abutting lot line only if a perpetual eave overhang easement at least 5 feet in width is provided on the lot abutting the zero lot line property line, which, with the exception of walls and/or fences, must be kept clear of structures. The easement must be shown on the plat and incorporated into each deed transferring title on the property.

(d) When the zero lot line house's exterior wall or eaves are set back less than 2 feet from the abutting side lot line, a perpetual maintenance easement at least 5 feet in width must be provided on the lot abutting the zero lot line property line, which, with the exception of walls and/or fences, must be kept clear of structures. The easement must be shown on the plat and incorporated into each deed transferring title on the property. This provision is intended to ensure the ability to conduct maintenance and upkeep activities on the zero lot line house.

(e) Windows or other openings that allow for visibility into the side yard of the lot abutting the zero-setback side lot are not allowed on zero lot line houses. Windows that do not allow visibility into the side yard of the abutting lot, such as clerestory windows or translucent windows, are allowed, subject to compliance with the building code.

2. **COTTAGE HOUSE**

Cottage house developments are subject to the standards of 88-110-06-B *(Table 110-2),* except as expressly modified by the following cottage house development standards:

(a) **DEVELOPMENT SIZE**

Cottage house developments must contain at least 4 and no more than 12 cottage houses. A development site may contain more than one cottage house development.

(b) **LOT SIZE**

(1) In the R-7.5, R-6 and R-5 districts the minimum required lot area per cottage unit is 50% of the minimum lot area per unit standard of 88-110-06-B *(Table 110-2).*

(2) In the R-2.5 district the minimum required lot area per cottage unit is 75% of the minimum lot area per unit standard of 88-110-06-B *(Table 110-2).*

(3) In the R-1.5, R-0.5 and R-0.3 districts the minimum lot area per unit standard of 88-110-06-B *(Table 110-2)* applies.

(c) **FLOOR AREA**

(1) The total floor area of each cottage may not exceed either 1.5 times the area of the main floor or 1,250 square feet, whichever is less. Attached garages are counted in the calculation of total floor area.

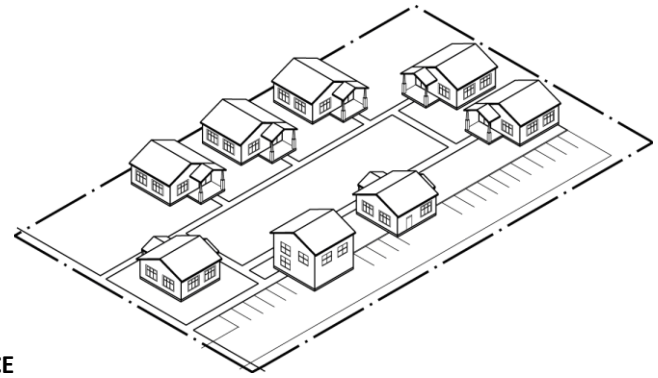
(2) The maximum main floor area for cottages is 850 square feet. For the purposes of this calculation, the area of interior stairways may be allocated between floors served.

(d) **SETBACKS AND BUILDING SEPARATION**

All structures within cottage house developments must be set back at least 15 feet from property lines abutting streets and 10 feet from other property lines along the outer perimeter of the cottage house development site. When vehicular access to a cottage housing development is from an alley, a 4-foot minimum rear setback is allowed. All buildings within the cottage house development must be separated by a minimum distance of 10 feet.

(e) **BUILDING HEIGHT**

Cottage houses may not exceed 18 feet in height, except that pitched roofs with a minimum pitch of 6:12 may extend up to 25 feet in height. All parts of a roof above 18 feet in height must be pitched.



(f) **OPEN SPACE**

Each cottage unit must have 150 square feet of private, contiguous, usable open space adjacent to each dwelling unit, for the exclusive use of the cottage resident. Such private open space must be oriented toward the common open space as much as possible, with no dimension less than 10 feet.

All cottages must have a roofed porch at least 80 square feet in area with a minimum dimension of 8 feet on any side.

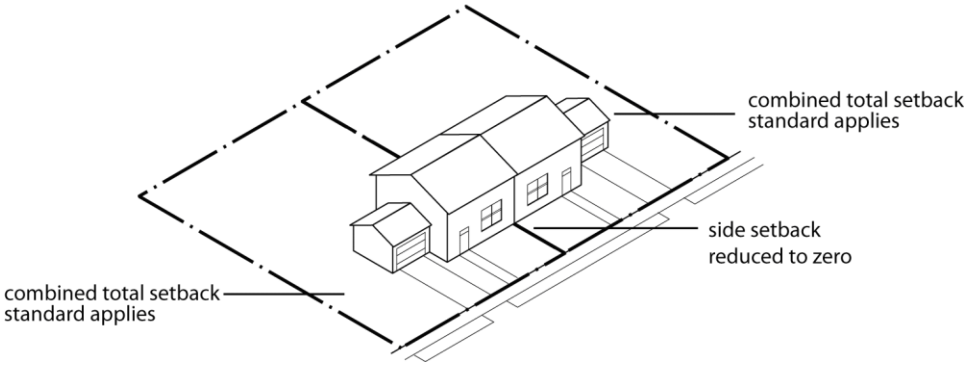
3. **TOWNHOUSE**

Townhouses are subject to the standards of 88-110-06-B (*Table 1102*), except as expressly modified or supplemented by the following townhouse standards.

(a) The minimum lot width for an attached house is 18 feet.

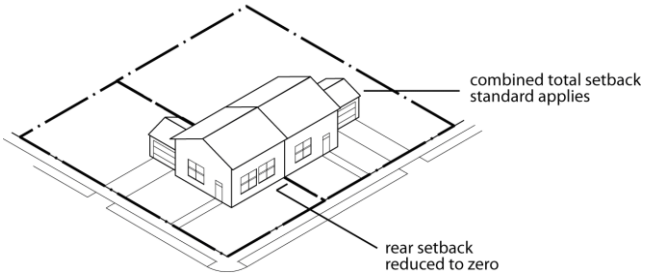
(b) The minimum lot area per unit requirements of 88-110-06-B (*Table 110-2*) apply to townhouse projects on a project-wide basis, meaning that the total area of the townhouse site, including common areas comprising up to 20% of the overall site, may be counted as lot area. Common areas may include commonly owned open space, access drives and parking areas. Such common areas may also be included in setback calculations.

(c) No side setback is required for common or abutting walls. The minimum total (combined) side setback standard of 88-110-06-B (*Table 110-2*) applies along the sides of the building that do not have common or abutting walls.



(d) Common or abutting walls must be shared for at least 50% of their length.

(e) On corner lots, either the rear setback or side setback may be reduced to zero. However, the remaining side or rear setback must comply with the standards of 88-110-06-B (*Table 110-2*).



(f) The minimum total (combined) side setback standard of Section 88-110-06-B (*Table 110-2*) applies along the sides of the building that do not have common or abutting walls.

(g) The front façade of any townhouse may not include more than 40% garage wall area.

(h) Multi-unit townhouse buildings may not contain more than 9 attached dwelling units.

4. **TWO-UNIT HOUSES AND TWO-UNIT TOWNHOUSES ON CORNER LOTS**

Under the conventional development option, two-unit houses and two-unit townhouses are subject to the standards of Section 88-110-06-B (Table 110-2). In approved open space or conservation developments two-unit houses and two-unit townhouses are allowed on corner lots in all R districts except R-80. In R-10, R-7.5 and R-6 districts they are subject to the following additional standards.

(a) Two-unit houses and two-unit townhouses are allowed on corner lots in situations in which such building types would not otherwise be allowed because they can be designed so each unit is oriented towards a different street. This gives the two-unit house and the two-unit townhouse the overall appearance of a detached house when viewed from either street.

(b) The corner lot must comply with the minimum lot area standard of the subject zoning district. No lot with less than 3,000 square feet of lot area may be used for the corner lot option.

(c) Each dwelling unit within the two-unit house or two-unit townhouse must have its address, main entrance, and garage oriented towards a separate street frontage. Conversion of an existing detached house may provide one main entrance with internal access to both units.

5. **MULTI-UNIT HOUSE** (includes Multiplex)

Multi-unit houses are subject to the standards of Section 88-110-06-B (*Table 110-2*) except as expressly modified or supplemented by the following standards.

(a) The street-facing façade of a multi-unit house may have only one visible entrance to the building. If the building is located on a corner lot, one building entrance may be visible from each street.

(b) Visible building entrances must be clearly emphasized by any one of the following means:

(1) covered porch or canopy;

(2) transom and sidelight windows;

(3) pilasters and pediment; or

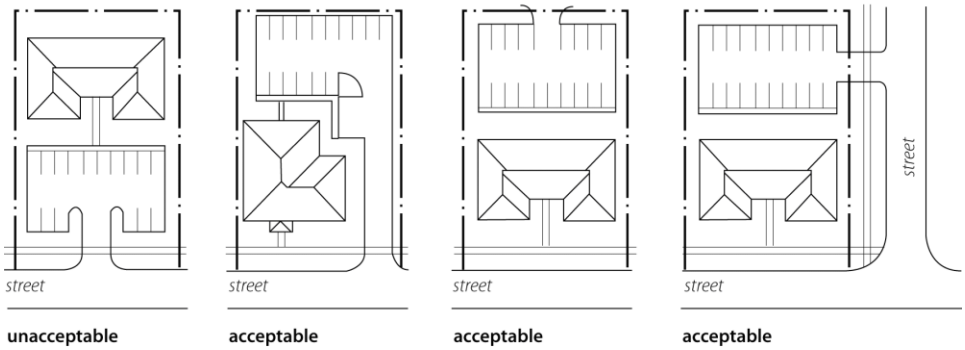
(4) other significant architectural treatment that emphasizes the entrance. (Simple trim around the doorway does not meet this standard.)

(c) Patio-style doors, such as sliding glass doors, may not be used for main entrance doors.

(d) A pedestrian circulation system must be provided that connects residential entrances to adjacent public rights-of-way and to parking areas and other on-site facilities.

(e) Surface parking and parking within accessory structures must be located behind the front building line and otherwise concealed from view of abutting streets. Parking areas may not be located directly between the principal building and the street or within any required side setback

area. Surface parking and the edge of the driveway from the right-of-way to any parking area or structure must be landscaped in accordance with 88-425-05 and 88-425-06.



(f) The front façade of new multi-unit houses may not exceed 40 feet in width. Buildings may exceed this limitation if the street-facing plane of the building is broken into horizontal modules that comply with the following standards:

(1) Each module must be no greater than 30 feet and no less than 10 feet in width and must be distinguished from adjacent modules by a change in the wall plane of at least 16 inches in depth. For buildings that are 3 or more stories in height, the width of the module may be increased to 40 feet.

(2) Each module must have a corresponding change in the roofline.

(3) Each module must be distinguished from the adjacent module by at least one of the following means:

a. changes in material colors, types or textures;

b. changes in the building and/or parapet height;

c. changes in the architectural details such as decorative banding, reveals, stone, or tile accents;

d. change in window pattern; and

e. the use of balconies and recesses.

(f) Architecture of the multi-unit house shall be designed in context with and reflect the predominant characteristics of other residential buildings within 500 feet of the exterior property lines of the multiunit house, in regard to scale, roof pitch, material, ingress/egress, and fenestration.

6. **COLONNADE BUILDING**

A colonnade building is subject to the standards of 88-110-06-B (*Table 110-2*) except as expressly modified or supplemented by the following standards.

a. The street-facing façade of a colonnade building may have only one visible entrance to the building. If the building is located on a corner lot, one building entrance may be visible from each street.

b. Visible building entrances must be clearly emphasized by any one of the following means:

1. covered porch or canopy;

2. transom and sidelight windows;

3. pilasters and pediment; or

4. other significant architectural treatment that emphasizes the entrance. (Simple trim around the doorway does not meet this standard.)

c. Patio-style doors, such as sliding glass doors, may not be used for main entrance doors.

d. A colonnade building must have porches available to each unit of the building. The porch must be a minimum of 5 feet in depth. On the main street-facing façade, porches must be located on each side of the main entrance, extending the full height of the building. If the building is on a corner lot, additional porches may be located on the side façade. Basement units are not required to have a porch.

e. Cladding must be of brick, stone, or acceptable materials. Stucco may also be used on the upper stories of secondary façades.

f. The main roof of a colonnade building must be flat, with a parapet that may include a hipped roof element.

g. A pedestrian circulation system must be provided that connects residential entrances to adjacent public rights-of-way and to parking areas and other on-site facilities.

h. Surface parking and parking within accessory structures must be located at the rear of the building and otherwise concealed from view of abutting streets. Parking areas may not be located directly between the principal building and the street or within any required side setback area. Surface parking area, and the edge of the driveway from the right-of-way to any parking area or structure, must be landscaped in accordance with 88-425-05 and 88-425-06.

i. The front façade of a new colonnade building may not exceed 40 feet in width. Buildings may exceed this limitation if the street-facing plane of the building is broken into horizontal modules that comply with the following standards:

1. Each module must be no greater than 30 feet and no less than 10 feet in width and must be distinguished from adjacent modules by a change in the wall plane of at least 16 inches in depth. For buildings that are 3 or more stories in height, the width of the module may be increased to 40 feet.

2. Each module must have a corresponding change in the roofline.

3. Each module must be distinguished from the adjacent module by at least one of the following means:

i. changes in material colors, types or textures;

ii. changes in the building and/or parapet height;

iii. changes in the architectural details such as decorative banding, reveals, stone, or tile accents; and

iv. change in window pattern.

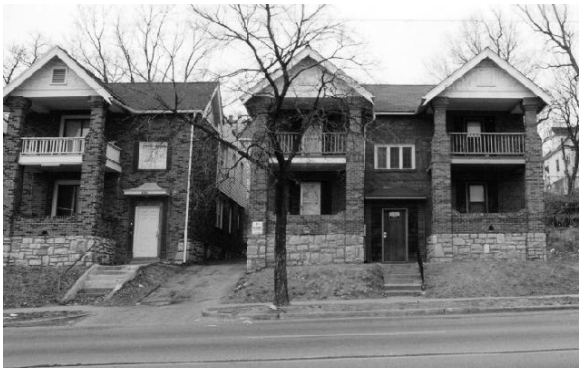
j. Architecture of the colonnade building shall be designed in context with and reflect the predominant characteristics of other residential buildings within 500 feet of the exterior property lines of the building, in regard to scale, roof pitch, material, ingress/egress, and fenestration.

k. Colonnade buildings shall be designed in accordance with one of the following types:

1. Classical Colossal Column Porch distinctive for Neoclassical styling featuring smooth or fluted Colossal columns of the Classical Order that rise the full height of the dark brick façade;

2. Combined Column Porch featuring columns that extend more than one story in height and support a smaller column of different material and design or the reverse — columns that extend one story and support columns that extend upward for several stories;

3. Square Brick Column Porch, a simpler version comprised of square brick columns;



4. Transitional Enclosed Colonnade, this version retains the design of the original porch projections, but are enclosed and integrated with the interior living space.

5. Courtyard Colonnaded Apartments: Colonnaded courtyard apartment are sets of three to seven buildings arranged in a U-shaped pattern around a courtyard with the courtyard opened to the street. The main façades of the buildings fact onto the courtyard.

7. **MULTI-UNIT BUILDING**

Multi-unit buildings (i.e., buildings containing 3 or more dwelling units, other than multi-unit houses) are subject to the standards of 88-110-06-B (*Table 110-2*) except as modified or supplemented by the following standards.

(a) Visible building entrances to dwelling units on the ground floor must be clearly emphasized by any one of the following means:

(1) covered porch or canopy;

(2) transom and sidelight windows;

(3) pilasters and pediment; or

(4) other significant architectural treatment that emphasizes the entrance. (Simple trim around the doorway does not meet this standard.)

(b) Patio-style doors, such as sliding glass doors, may not be used for main entrance doors.

(c) A pedestrian circulation system must be provided that connects residential entrances to adjacent public rights-of-way and to parking areas and other on-site facilities.

(d) Surface parking and parking within accessory structures must be located behind front building line or otherwise screened from view of abutting streets. Parking areas may not be located directly between the principal building and the street or within any required side setback area. Surface parking and the edge of the driveway from the right-of-way to any parking area or structure must be landscaped in accordance with 88-425-05 and 88-425-06.

(e) Street-facing walls that are greater than 50 feet in length must be articulated with bays, projections, recesses or other design elements that effectively break-up the mass of the building.

88-408-A. CALCULATION OF LAND DEDICATION REQUIREMENTS

Parkland dedication requirements are calculated in 4 steps, as follows:

1. First, multiply the number of detached houses to be included in the development times 3.7 people per dwelling unit; then multiply the resulting number times 0.006 of an acre per person.

2. Second, multiply the number of dwelling units in townhouse to be included in the development times 3 people per dwelling unit; then multiply the resulting number times 0.006 of an acre per person.

3. Third, multiply the number of dwelling units in multi-unit buildings to be included in the development times 2 people per unit; then multiply the resulting number times 0.006 of an acre per person.

4. Finally, add the results of the preceding detached house, townhouse, and multi-unit building land dedication calculations. This sum represents the development's total parkland dedication requirement, which may be satisfied by the actual dedication of land or through the payment of money in lieu of dedication, in accordance with the provisions of this section.

88-445-06 SIGNS IN RESIDENTIAL DISTRICTS

88-445-06-A. RESIDENTIAL SIGNS

Only the following signs are allowed in residential zoning districts (including AG-R):

1. **GENERAL RULES**

   a. **LIGHTING.**

      Except where otherwise specified, signs in residential districts may be externally illuminated only, unless otherwise specified.

   b. **FLASHING, MOVING AND SIMILAR SIGNS**

      Flashing, moving, animated, wind-blown, or other signs that move or simulate movement are prohibited.

   c. **TRAFFIC CONTROL SIGNS**

      In addition to other signs permitted under this section, any lot or parcel containing more than 4 dwelling units, a permitted institutional use, or a permitted commercial use, may contain signs conforming with the Manual of Uniform Traffic Control Devices and not containing any commercial message.

   d. **MESSAGES**

      Any sign allowed under this section may bear a noncommercial message. Limited commercial messages are allowed, in accordance with express provisions of this section, but such commercial messages may not advertise or direct attention to a business or commercial activity other than one lawfully conducted on the premises, as expressly allowed under this section.

   e. **SETBACK**

      Signs placed on a corner lot shall not extend forward of a diagonal line which intersects the front and side property lines of the lot at points 20 feet distant from the common intersection of the front and side property lines or, if the corner of the lot is platted on a radius, the extension of the front and side property lines to a point of common intersection. Signs placed on an interior lot shall be set back a minimum of 5 feet from the right-of-way line.

2. **DETACHED HOUSE AND TWO-UNIT TOWNHOUSE**

   A lot with a principal use of a detached house or two-unit townhouse may have:

   a. For each entrance (excluding garage entrances) to a dwelling unit, one wall sign, not to exceed 80 square inches in area.

   b. One interim sign bearing a noncommercial message or a message related to the sale, lease, rental, or construction of the home. Such sign may not exceed 8 square feet in area or 4 feet in height.

c. Additional interim signs not bearing commercial messages. No such sign may exceed 8 square feet in area or 4 feet in height. A maximum of 16 square feet of sign area is allowed per lot.

d. During the period from 6 weeks prior to a public election to be held in Kansas City to 2 weeks after such election, each lot may display additional signs not bearing commercial messages. No such sign may exceed 8 square feet in area or 4 feet in height.

3. **MULTI-UNIT BUILDINGS**

A lot with a principal use of a multi-unit building may have:

a. **WALL SIGNS**

1. One wall sign per building not to exceed 12 square feet in area. The message on such sign may include a commercial message related to the sale, lease, or rental of units in the building or complex.

2. For each building entrance providing access to multiple dwelling units, an additional sign to identify the dwelling units in that building, not to exceed 4 square feet in area, provided that no message on such sign other than a word such as "directory" or similar identifying word may be legible from a location on the public right-of-way or on private property other than that which is part of the same complex.

3. For each entrance (excluding garage entrances) to an individual dwelling unit, one wall sign, not to exceed 80 square inches in area.

4. For any multi-unit residential building containing one or more offices, as permitted under the zoning for the district, one additional wall sign is permitted, which sign may not exceed 16 square feet in area. The wall sign may bear a commercial message related to activities lawfully conducted on the premises or a noncommercial message.

b. **INCIDENTAL SIGNS**

One additional sign per driveway is permitted, which sign may not exceed 36 inches in height and 2 square feet in area. Such sign may not contain a commercial message.

c. **INTERIM SIGNS**

(1) One interim sign bearing a noncommercial message or a message related to the sale, lease, rental, or construction of the units. Such sign may not exceed 8 square feet in area or 4 feet in height.

(2) Additional interim signs not bearing commercial messages. No such sign may exceed 8 square feet in area or 4 feet in height. A maximum of 16 square feet of sign area is allowed per lot.

(3) During the period from 6 weeks prior to a public election to be held in Kansas City to 2 weeks after such election, each lot may display additional signs displaying noncommercial messages. No such sign may exceed 8 square feet in area or 4 feet in height.

4. **INSTITUTIONAL AND OFFICE USES**

A lot with an institutional use as its principal use, such as a church, school, police or fire station, community center, public park, an office building, or other permitted principal uses not described herein, may have:

(a) **MONUMENT SIGNS**

One monument sign per street frontage which may not exceed 32 square feet in area or 6 feet in height. One sign per lot may include changeable copy, but the changeable copy feature must use direct human intervention for changes and may not include any form of digital or electronic display. Such sign may be internally or externally illuminated.

(b) **WALL SIGNS**

One wall sign per public entrance, which may not exceed 20 square feet in area. Such sign may not include any form of digital or electronic display. Such sign may be internally or externally illuminated.

(c) **INCIDENTAL SIGNS**

1. One sign per driveway is permitted, which may not exceed 42 inches in height and 6 square feet in area.
2. Incidental signs must be set back a minimum of 10 feet from all property lines.
3. Such sign may not contain a commercial message but may include the logo of the institutional use.

(d) **INTERIM SIGNS**

1. One interim sign bearing a noncommercial message or a message related to the sale, lease, rental, or construction of the property. Such sign may not exceed 8 square feet in area or 4 feet in height.
2. Additional interim signs not bearing commercial messages. No such sign may exceed 8 square feet in area or 4 feet in height. A maximum of 16 square feet of sign area is allowed per lot.
3. During the period from 6 weeks prior to a public election to be held in Kansas City to 2 weeks after such election, each lot may display additional signs not bearing commercial messages. No such sign may exceed 8 square feet in area or 4 feet in height.

5. **HOSPITAL SIGNS**

A signage plan portraying signs necessary for the proper identification of the facilities within a hospital may be approved by special use permit. Such signs shall be on-premises signs and limited to proper identification of the facilities. Such signs may be internally or externally illuminated.

6. **RESIDENTIAL ENTRANCE SIGNS**

One monument sign is allowed at each street entrance, identifying the name of the residential neighborhood or multi-unit complex or building. The area of the sign face shall not exceed 32 square feet in area or 6 feet in height; however, the monument structure on which the sign is located may be approved for up to 25 feet in height through the project plan process.

7. **INTERIM SUBDIVISION DEVELOPMENT SIGNS**

As an interim use accessory to the permitted activity of lawful subdivision development in a development which will contain at least 20 dwelling units, interim identification signs are permitted, provided that such signs may not exceed 100 square feet in sign area nor more than 15 feet in height; if there is more than one such sign, such signs must be at least 1,000 feet apart. Each such sign may remain in place until 90 percent of the lots in the sector are sold, but no longer than 18 months from the date of erection. All such signs must be located at least 15 feet from the pavement edge or edge of the street or thoroughfare to which it is directed, but not within the sight triangle. All such signs must be within the development or within 2000 feet of the development. These signs may not be illuminated.

8. **GROUP HOMES**

A lot with a principal use of a group home may have:

(a) For each entrance (excluding garage entrances) one wall sign, not to exceed 80 square inches in area.

(b) One interim sign bearing a noncommercial message or a message related to the sale, lease, rental, or construction of the home. Such sign may not exceed 8 square feet in area or 4 feet in height.

(c) Additional interim signs not bearing commercial messages. No such sign may exceed 8 square feet in area or 4 feet in height. A total of 16 square feet of sign area is allowed per lot.

(d) During the period from six weeks prior to a public election to be held in the city to two weeks after such election, each lot may display additional signs not bearing commercial messages. No such sign may exceed 8 square feet in area or 4 feet in height.

9. **OTHER PRINCIPAL USES AND VACANT LOTS**

A lot with a principal use not described in this section, or a vacant lot may have:

(a) One interim sign bearing a noncommercial message or a message related to the sale, lease, rental, or construction of the property. Such sign may not exceed 8 square feet in area or 4 feet in height.

(b) Additional interim signs not bearing commercial messages. No such sign may exceed 8 square feet in area or 4 feet in height. A total of 16 square feet of sign area is allowed per lot.

(c) During the period from six weeks prior to a public election to be held in the city to two weeks after such election, each lot may display additional signs not bearing commercial messages. No such sign may exceed 8 square feet in area or 4 feet in height.

10. **AUXILIARY PARKING**

Signs to identify parking areas allowed by special use permit shall be approved in conjunction with such special use permit, although no sign may exceed 12 square feet in area or 6 feet in height. Such signs may show only the hours in which the parking lot is open and the persons authorized to use the parking area.

88-620-B. APPLICATIONS TO THE CITY PLAN COMMISSION, THE BOARD OF ZONING ADJUSTMENT, AND ADMINISTRATIVE APPROVALS

Certain fees are hereby established for the filing of applications to the board of zoning adjustment and the city plan commission as follows:

1. City plan commission:
    a. For applications to rezone: $678.00.
    b. Development plan:
        1. Residential: $678.00 plus $4.00 per dwelling unit, not to exceed $3,793.00.
        2. Nonresidential: $678.00 plus $97.00 per acre or fraction thereof, not to exceed $3,793.00.
    c. Project plan:

1. Residential: $271.00 plus $4.00 per dwelling unit.
2. Nonresidential: $271.00 plus $97.00 per acre or fraction thereof.

d. Major amendments:
1. Residential: $325.00 plus $4.00 per dwelling unit, not to exceed $1,355.00.
2. Nonresidential: $325.00 plus $97.00 per acre or fraction thereof, not to exceed $1,355.00.

e. Urban redevelopment district:
1. $678.00 plus $97.00 per acre or $4.00 per dwelling unit, whichever is greater, not to exceed $3,793.00.

f. Master plan development:
1. $678.00 plus $97.00 per acre or $4.00 per dwelling unit, whichever is greater, not to exceed $3,793.00.

g. For approval of a council approved signage plan: $271.00.

h. For application for special review district: $460.00.

i. For text amendments: $542.00.

j. For land use plan amendments: $867.00.

k. For major street plan amendments: $433.00.

l. For applications for appeal from the decision of the director of city planning and development: $542.00.

m. For neighborhood rezoning projects and overlay districts:

from 0-200 parcels/lots$2,709.00.

from 201-500 parcels/lots$4,876.00.

from 501+ parcels/lots$5,960.00.

n. Vacation of alleys, streets, and plats: $303.00.

o. For all other applications: $651.00.

2. Board of zoning adjustment:

a. For applications for variances involving the following uses:
1. Detached house and two-unit townhouse and accessory uses: $271.00.
2. All other uses: $542.00.

b. For applications for appeal from the decision of the director of city planning and development: $542.00.

c. For applications for rehearing before the board of zoning adjustment: $271.00.

d. Certificates of legal nonconformance: For all applications for certificate of legal nonconformance, there shall be a charge of $136.00 for applications related to detached houses and two-unit townhouse and $325.00 for all other applications. For all requests for approval of a change in use for an existing legal nonconforming use pursuant to 88-610 there shall be a charge of $54.00 for requests related to detached houses and two-unit townhouse and $189.00 for all other requests.

e. For applications for all other requests: $407.00.

f. For stay of enforcement: $433.00.

g. Special use permits:

1. Ambulance service: $894.00.
2. Bed & breakfast: $623.00.
3. Blood/plasma center: $867.00.
4. Car wash/cleaning service: $894.00.
5. Cemetery/columbarium/mausoleum: $894.00.
6. Check-cashing, short-term loan/title loan establishment: $1,571.00.
7. College/university: $894.00.
8. Community center: $407.00.
9. Community supported agriculture: $105.00.
10. Crematory: $894.00.
11. Day care (home & family): $623.00.
12. Day care (11-20 children) (group): $623.00.
13. Day care center (21+): $867.00.
14. Day labor employment agency: $867.00.
15. Demolition debris landfill: $1,571.00.
16. Detention and correctional facilities: $1,571.00.
17. Drive-thru facility: $894.00.
18. Entertainment venue and spectator sports: $894.00.
19. Entertainment venue and spectator sports: small venue (1—149 capacity): $487.00.
20. Entertainment venue and spectator sports: medium venue (150—499 capacity): $894.00.
21. Entertainment venue and spectator sports: large venue (500+ capacity): $1,571.00.
22. Entertainment venue and spectator sports: outdoor (all sizes): $1,571.00.
23. Financial services (except check-cashing and pawn shops): $867.00.
24. Gasoline and fuel sales: $894.00.
25. Group living: $623.00.
26. Heavy equipment sales/rental: $894.00.
27. Historic landmark (reuse of officially designated historic landmark, local or national): $271.00.
28. Hospital: $894.00.
29. Hotel/motel: $894.00.
30. Household living: $894.00.
31. Junk/salvage yard: $1,571.00.
32. Library/museum/cultural exhibit: $407.00.
33. Light equipment sales/rental (indoor): $894.00.
34. Light equipment sales/rental (outdoor): $1,571.00.

35. Manufacturing, production, and industrial service - limited: $1,571.00.
36. Manufacturing, production, and industrial service - general: $1,571.00.
37. Mining and quarrying: $1,571.00.
38. Motor vehicle repair limited: $894.00.
39. Motor vehicle repair general: $894.00.
40. Neighborhood-serving retail: $894.00.
41. Nursing homes: $867.00.
42. Office, administrative, professional or general: $894.00.
43. Park/recreation: $487.00.
44. Parking, non-accessory: $894.00.
45. Pawn shops: $1,571.00.
46. Recreation vehicle park: $1,571.00.
47. Recycling service - limited: $1,571.00.
48. Recycling service - general: $1,571.00.
49. Religious assembly: $407.00.
50. Repair or laundry service, consumer: $894.00.
51. Residential storage warehouse: $894.00.
52. Safety service (except for police and fire stations $894.00.
53. School: $407.00.
54. Signs: $353.00.
55. Solid waste separation facility: $1,571.00.
56. Sports and recreation, participant (indoor): $894.00.
57. Sports and recreation, participant (outdoor): $1,571.00.
58. Stable: $867.00.
59. Tavern or nightclub: $894.00.
60. Transfer station: $1,571.00.
61. Undertaking: $894.00.
62. Utilities and services (except basic, minor): $894.00.
63. Vehicle sales and service: $894.00.
64. Vehicle storage/towing: $1,571.00.
65. Warehousing, wholesaling, freight movement-indoor: $894.00.
66. Warehousing, wholesaling, freight movement-outdoor: $1,571.00.
67. Waste related use: $1,571.00.
68. All other uses: $894.00.

3. Administrative fees:

A. Minor amendment to an approved development plan:

1. Residential: $244.00 plus $4.00 per dwelling unit, not to exceed $678.00.

2. Nonresidential: $244.00 plus $97.00 per acre or fraction thereof, not to exceed $678.00.

B. Administrative adjustment: $271.00.

C. Administrative approval: $271.00.

D. For any request for continuance by the applicant: $136.00.

E. Short term rental:

1. Administrative approval: $271.00

2. Special use permit: $623.00

3. First year registration: $288.00 (if administrative approval or special use permit not required, as those fees include first year registration)

4. Annual renewal of registration: $183.00

4. The city plan commission and the board of zoning adjustment shall have the authority to waive the fees set out in this subsection in the interests of justice.

5. Transcripts on appeal to circuit court. Transcripts, necessary upon appeal to the circuit court, shall be furnished by the appellant. These may be obtained, upon payment of the current charge, from the reporting service employed by the board of zoning adjustment to take testimony given at the public hearing. The board may waive the transcription costs where it is determined that the appellant is unable to pay the costs. The cost of the transcript will be refunded to the appellant if the appellate court orders such refund upon judgment.

6. The city manager shall have authority annually to adjust the fees listed above to reflect an increase equal to an increase in the consumer price index (all items/all urban consumers/Kansas City, Missouri-Kansas) published by the United States Department of Labor, Bureau of Labor Statistics, provided that the increases are reflective of the costs of the services being provided. If the costs in processing the applications fall below the fees being charged, the fees shall be reduced so that they are equal to or less than the costs of processing the applications. The adjustments shall be made annually by the city manager in conjunction with the adoption of the annual budget of the city by filing a notice with the city clerk.

88-810-1442 RESIDENTIAL PARKING SPACE

An off-street space provided for the parking of motor vehicles in conjunction with a detached house, zero lot line house, townhouse, two-unit house, and multi-unit house.

88-810-2140 SUBDIVISION

Any land, vacant or improved, that is divided or proposed to be divided into two or more lots, parcels, sites, units, plots or interests of less than 20 acres, for the purpose of offer, sale, lease or development, either on the installment plan or upon any and all other plans, terms and conditions, including resubdivision. Subdivision includes the division or development of residential and nonresidential zoned land, whether by deed, metes and bounds description, map, plat or other recorded instrument, and further includes the creation of a condominium, townhouse or any other division of property into units and common elements.