in sections 27-727 and 27-728 to the extent that they are inconsistent. Any signs not addressed in the master sign plan are subject to the standards in sections 27-727 and 27-728.

(4) The approved master sign plan standards shall run with all leases or sales of portions of the development.

(d) Additional standards for center/secondary signs.

(1) If not located within the landscaped setback, the sign base shall be located within a curbed, landscaped area extending at least three feet on all sides of the sign base.

(2) An additional sign may be incorporated into a structure such as a water feature, sculpture, topiary, or other art form if the director finds that:

a. The sign is integrated visually with the structure,

b. Is compatible with the scale and design of the feature or art form, and

c. Is compatible with surrounding development.

(e) Wall signs.

(1) Generally. One wall sign is allowed in a center for each occupant with façade frontage (refer to sections 27-727 and 27-728 for dimensional standards).

(2) Districts CI and CPI. Individual businesses in multitenant buildings in the CI or CPI districts are permitted, in lieu of the maximum wall sign allocation, to have a wall sign up to 25 square feet in area if the sign does not exceed 10 percent of the wall area.

(3) Districts CP-O and MP-3. In districts CP-O through MP-3, single tenant buildings of more than 100,000 square feet may have one wall sign on each building facade in addition to any permitted detached sign. Sign area must comply with section 27-728.

[SEE "TABLE VIII-11-15, CENTER AND SECONDARY SIGNS" IN SUPPLEMENTAL]

Section 8. That said original Sections 27-212, -722, -723, -726, -728, -729, and -731 of the Code of the Unified Government of Wyandotte County/Kansas City, Kansas, be and are hereby repealed.

Section 9. This ordinance shall take effect and be in full force upon its passage and publication in The Wyandotte Echo.

ADOPTED BY THE BOARD OF COMMISSIONERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, THIS 30TH DAY OF OCTOBER, 2025.

APPROVED:

Tyrone A. Garner, Mayor/CEO
ATTESTED:
Unified Government Clerk
APRROVED AS TO FORM:
Acting Chief Counsel
(First published 11-20-25)
1t-The Wyandotte Echo-11-20-25

ORDINANCE NO. O-145-25

AN ORDINANCE amending the requirements and qualifications of allowed home occupations and special use permits in single-family and two-family residential districts, amending Section 27-609 to Chapter 27, Article VIII, Division 7 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas.

WHEREAS, existing small businesses are not only the economic lifeblood of Kansas City and Wyandotte County, but the continued addition of new small businesses and the growth of existing small businesses is vital to the economic growth of the community;

WHEREAS, the Euclidean model of zoning, which serves as the basis for the Unified Government Zoning Code and which strictly separates residential and commercial uses, does not easily allow for home-based businesses;

WHEREAS, the rising cost of commercial properties in excess of the rate of inflation has weakened the ability for existing and potential business owners to lease or buy commercial space in an exclusively commercial zoning district, and had raised the overhead costs for those business owners who can lease or buy commercial space;

WHEREAS, the rising cost of residential properties in excess of the rate of inflation has heightened the need for one's residence to be greater utilized;

WHEREAS, the recognition that there are some commercial uses that are not appropriate to exist in a residential zoning district, and therefore the ability for the government to keep out or regulate such uses in residential districts outweighs the aforementioned barriers to business;

WHEREAS, the ability for a homeowner to use their property to the greatest extent as allowed by the respective zoning district, in consideration of the effects that such uses may have upon the rights of adjacent property owners, the surrounding neighborhood, and the community of Kansas City, Kansas, should be promoted;

WHEREAS, all other provisions of Chapter 27, Article VIII shall remain in effect; therefore,

BE IT ORDAINED BY THE GOVERNING BODY OF THE UNIFIED GOVERNMEN OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS:

Section 1. Chapter 27 - Planning and Development, Article VIII. - Zoning, Division 1. - Definitions, of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, are hereby amended to read as follows:

Sec. 27-340. - Definitions

For this article, certain terms and words are herewith defined as follows: Words used in the present tense include the future; words in the singular number include the plural and words in the plural number include the singular. The term "building" includes the term "structure." The term "shall" is mandatory and not directory. Definitions relating specifically to floodplain zoning, signs, and landscaping and screening are included elsewhere.

Home occupation means an activity for gain customarily carried on in a dwelling or structure accessory to a dwelling, clearly incidental and secondary to the use of the dwelling for residential purposes. In general, a home occupation is an accessory use so located and conducted that the average neighbor under normal circumstances would not be aware of its existence. Such activity may employ only members of the immediate family residing on the premises.

Section 2. Chapter 27 - Planning and Development, Article VIII. - Zoning, Division 7. - Accessory Uses, of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, are hereby amended to read as follows:

Sec. 27-609. - Districts R-1, R-1(B), R-2, R-2(B)

In the single-family (R-1; R-1(B)), two-family (R-2; R-2(B)) districts, accessory uses are as follows:

(1) Home occupations. Customary home Home occupations may be allowed subject to the issuance of a home occupation permit upon confirmation of compliance with the subsection here within by the planning department division. Home occupations that do not meet the criteria of this subsection shall be permitted only by a special use permit but must still meet accessory use requirements regarding the storage of equipment or material, or the parking of vehicles overnight. Use that may otherwise meet all requirements of this subsection shall require a special use permit if identified in section 27-593, other than subsection 27-593(a)(12). The following conditions and restrictions shall apply to such customary home occupations:

a. No exterior advertising or signs will be erected and no outside Up to two exterior signs, each with a height no greater than 18 inches and with a length no greater than 24 inches, may be erected; no other such display or activity that depicts other than residential activity will be allowed. All other provisions of the Sign Code are in full effect. Advertising shall not include any address, but only a telephone number.

b. Only members of the immediate family persons residing on the premises and up to two non-resident employees will participate in the home occupation on the premises. Off-street parking must be provided for any non-resident employees driving a vehicle to the premises.

c. No machinery or equipment will be used that will interfere with radio or television reception on nearby property.

d. No heavy equipment, nor trucks of greater than 10,000 pounds GVWR, or other objects that are not typically residential in character will be stored overnight on the premises, but may be brought to the premises for loading and unloading only.

e. No sales of merchandise will be conducted on the premises, and no service will be rendered that will require customer presence except on an irregular and incidental basis, but babysitting is excluded from the standard. Customers or clients may be present on the premises by appointment only and utilize off-street parking if feasible. If off-street parking is not available, up to two groups of customers or clients arriving at the premises separately in a vehicle may be on the premises at one time. There is no limit to the number of pedestrian customers or clients who may be on the premises at one time, subject to all other regulations such as the building occupancy limit.

f. No inventory, or storage, or commercial activity may be visible, heard, or otherwise detectible from the public street. other than samples, is maintained on the premises. Home occupations that do not meet the criteria of this subsection shall be permitted only by special use permit but must meet accessory use requirements regarding storage of equipment, material, or vehicles.

(2) Accessory buildings (garages, carports, tool sheds, etc.). For any dwelling unit there may be permitted a detached accessory building. Such building shall not be located, in front of the house, less than two feet from any alley, nor closer than three feet to any side or rear property line. In the case of corner lots, a detached accessory building shall not be within 20 feet of the side street. The total area of such detached accessory building shall not exceed 1,000 square feet or cover more than 30 percent of the required rear yard. In any residential district on lots or tracts of less than three acres, the following conditions shall apply to any detached accessory building of greater than 120 square feet in floor area:

a. The exterior wall materials shall be limited to customary residential finish materials. These specifically include: horizontal clapboard siding of all materials; wood and plywood siding; stone and brick, both actual and artificial, and textured finishes such as stucco and stucco board which visually cover the underlying material regardless of the underlying material. These specifically exclude preformed, corrugated or ribbed metal, fiberglass or plastic sheets or panels. Also, excluded as an exterior material are standard concrete masonry units. Exception: Metal can be used for the walls of the unit provided they have a factory applied and painted finish closely matching the color of the primary structure. Also, excluded as an exterior material are standard concrete masonry units except when the walls of the building are painted the exact color of the primary structure.

b. The exterior roofing materials for roofs sloped more than two in 12 shall be shingles or tiles and not metal, fiberglass or plastic sheets. Exception: If using a metal roof the color must be a factory applied and painted finish that closely matches the roof color of the primary structure or the color of the primary structure itself if the roof and walls of the accessory structure are to be the same color.

c. Up to two accessory structures existing in a side or rear yard and not in the front yard of a single property prior to April of 2008 are exempt from these regulations. Kansas City, Kansas 2008 Aerial photography will be used to make this determination.

d. Accessory structures constructed after April of 2008 may be granted a variance upon written notarized approval from abutting neighbors impacted by the setback.

e. Any accessory structure located in a front yard must obtain a variance from the board of zoning appeals.

f. Any parcel with more than one accessory structure where the structures do not conform to subsection (c) of this section must obtain a variance from the board of zoning appeals.

(3) Animals. Horses, ponies, cows, chickens, or other customary animals may be kept in accordance with the requirements of the public health department, except that on a lot or tract of less than five acres in size, a special use permit shall be required. If so approved, accessory barns or stables are permitted under the standards for accessory buildings.

(4) Hobby activity. A hobby activity may be operated as an accessory use by the occupant of the premises purely for personal enjoyment, amusement or recreation, provided that the articles produced or constructed are not sold either on or off the premises.

(5) Additional uses. Such additional accessory uses as private swimming pools, television and radio antennae or dishes, wind power generators, solar collectors, flagpoles, play equipment, and tool sheds are permitted under the following conditions:

a. Swimming pools, television and radio antennae or dishes greater than two feet in diameter, wind power generators, and tool sheds are not permitted in the front yard or in required side yards.

b. Solar collectors shall not extend more than three feet above the highest point of the roof.

c. Television dishes shall not exceed 12 feet in diameter or more than 15 feet above grade.

d. No accessory use shall exceed 60 feet in height.

e. Any accessory use which exceeds ten feet in height shall be located a distance inside the property line at least equal to one-third its height, except that any wind power generator shall be set back a distance no less than its height.

(6) Storage of equipment, material or vehicle. Only motor passenger cars, other operable domestic equipment, material or vehicles, or a truck of 10,000 pounds GVWR or less shall be kept, parked or stored for more than 48 hours in any 30-day period in a residential area. Only a single one of each of the following may be stored: truck other than customary vans or pickup trucks, camping trailer, hauling trailer, boat, or recreational vehicle. The parking of vehicles or equipment shall not occur on lawn areas, or other locations that tend to visually downgrade the property and neighborhood. Parking shall be limited to areas that have an improved surface and such areas shall generally be located in close relationship to the garage or an otherwise vehicle-oriented section of the premises or be located in the rear yard, so that the lawn areas upon which the living section of the dwelling faces can be attractively maintained with grass, trees and shrubs. Use of any yard area for commercial or any non-residential or ongoing non-resident parking purposes is prohibited.

(7) Farmers' markets.

a. See section 27-618 for additional farmers' market regulations.

(8) Mobile markets.

a. A mobile market may only operate within the parking lot of a place of worship, a senior center, a senior living facility, a community center, a school, or other like facility with public access, subject to all additional parking lot regulations in the Code of Ordinances.

b. See section 27-619 for additional mobile market regulations.

(9) Mobile vending: food trucks, pushcarts, and retail.

a. A mobile vendor vehicle may only operate within the parking lot of a place of worship, a senior center, a senior living facility, a community center, a school, or other like facility with public access, subject to all additional parking lot regulations in the Code of Ordinances.

b. See section 27-620 for additional mobile vending regulations.

Section 2. That said original Section 27-609 of the Code of the Unified Government of Wyandotte County/Kansas City, Kansas, be and are hereby repealed.

Section 3. This ordinance shall take effect and be in full force upon