

City of Prairie Village
Summary of Zoning Changes Effective February 1, 2019

- **Impervious surface coverage limit of 40%**

All lots zoned R-1A and R-1B will now be limited to a maximum of 40% impervious coverage on the entire lot. This limit is in addition to the 30% building coverage limit that currently exists. All buildings, driveways, porches, patios, sheds, pools, and any other impervious feature will count toward this limit. Lots that are less than 10,000 square feet can have an unenclosed and uncovered deck or patio encroach up to 300 square feet that will not count towards the 40% limit. This limit will only be applied to any new residential structure, additions that add more than 200 square feet and tear downs of more than 10% of an existing structure. **More details can be found in 19.06.015 and 19.08.015 of the zoning regulations.**

- **Street trees required at least every 50 feet**

All lots zoned R-1A and R-1B will now be required to have at least one street tree. Lots with over 80 feet of street frontage must have a tree per every 50 feet to maintain an average spacing between 30 and 50 feet along the streetscape. Existing trees in the right of way or within the first 20 feet of the front lot line may count to this requirement if the tree is healthy and protected during construction activity. **More details can be found in 19.06.025 and 19.08.025 of the zoning regulations.**

- **Green space requirement of 60% between front building line and front lot line**

All lots zoned R-1A and R-1B will now be required to have at least 60% green space, which is defined as permeable areas planted with trees, shrubs, vegetative ground cover, or ornamental plants, between the front lot line and the front building line. Any lot less than 70 feet wide that sits on a collector or arterial street as defined by Prairie Village Municipal Code may reduce the frontage greenspace to 50% to allow for safe access and parking. **More details can be found in 19.06.025 and 19.08.025 of the zoning regulations.**

- **Minimum percentage of windows and entrances on each elevation**

All elevations must have windows and door openings covering at least 15% on front and street-facing side elevations, 8% on all other side elevations, and 15% on rear elevations. Moldings or architectural details integrated with the window or door opening may count for up to 3% of this percentage requirement. Garage doors do not count toward this requirement. **More details can be found in 19.06.025 and 19.08.025 of the zoning regulations.**

- **Wall plane massing requirements**

Wall planes over 500 square feet must have architectural details that break the wall plane up into distinct masses of at least 20% of the wall plane. No elevation along the side lot line can be greater than 800 square feet without at least 4 feet additional setback on at least 25% of the elevation. **More details can be found in 19.06.025 and 19.08.025 of the zoning regulations.**

- **Garage door height and width limits**

Garage doors in R-1A and R-1B cannot exceed more than 9 feet wide for single bays or 18 feet wide for double bays and cannot be taller than 8 feet, 2 inches. **More details can be found in 19.06.025 and 19.08.025 of the zoning regulations.**

- Garage massing limits**
 Garages in R-1A and R-1B that are expressed as separate mass on the front elevation are limited based on the width of the front façade. If the front façade is under 48 feet, the maximum width of the garage mass is limited to 50% of the elevation. If the front façade is 48 feet to 60 feet, the maximum width of the garage mass is limited to 24 feet. If the front façade width is greater than 60 feet, the maximum width of the garage mass is 40% of the elevation. **More details can be found in 19.06.025 and 19.08.025 of the zoning regulations.**
- Limits on forward-facing garages**
 On R-1A lots, any lot or building configuration that permits more than two forward-facing garage entries shall require at least one of the garages to be off-set by at least 2 feet, or require side orientation of the garage entrances. On R-1B lots, no more than 2 bays (2 single or 1 double door) shall be permitted on the front elevation. Any site or building configuration that permits three or more garage bays shall require side orientation or rear access. **More details can be found in 19.06.025 and 19.08.025 of the zoning regulations.**
- Garage placement requirements**
 Front loaded garage wall planes are limited based on their position to the main mass on R-1A and R-1B lots. If the garage extends up to 4 feet in front of the main mass, the front wall plane of the garage is limited to 360 square feet. If the garage extends more than 4 feet but less than 12 feet in front of the main mass, the overall wall planes of the garage mass are limited to 360 square feet, but the wall plans with the garage door are limited to 216 square feet. Any upper level gables, dormers, or other wall planes shall cantilever or be offset at least 2 feet from the garage door plane. A front entry feature must be established along at least 12 feet of the front elevation and in front of or no more than 4 feet behind the garage entry. Garages that extend more than 12 feet in front of the main mass are prohibited unless the garage doors are side-oriented. All other garages that are flush or setback from the main mass are limited only by the wall plane massing requirements (i.e. no larger than 500 square feet without architectural details that break up the wall plane). **More details can be found in 19.06.025 and 19.08.025 of the zoning regulations.**
- Limitations on height of building foundations**
 No new residential structure in R-1A or R-1B may be built with a top of foundation more than 12 inches higher than the top of foundation of a previous existing home. Any elevation that has more than 24 inches of foundation exposed due to grade changes shall cover the foundation by extending the siding to within 24 inches of finished grade, or by covering the foundation with decorative materials such as stone or brick that compliments the principal materials of the building. These requirements are in addition to the existing requirement, which states that new residential structures shall establish the top of foundation between 6 inches and 24 inches above the finished grade along the front façade. **More details can be found in 19.06.025 and 19.08.025 of the zoning regulations.**
- Public notice required for all tear down and rebuilds**
 Any teardown of an existing residential structure and any new residential structure on a vacant lot zoned R-1A or R-1B must send notice to all property owners within 200 feet of the lot, excluding rights-of-way. Notice shall be sent by certified mail, return receipt requested, on a form provided by the City indicating the action requested, that plans are on file with the City for review, the contact information of the property owner, and the main contact for the proposed construction. The City shall not issue any permits until provided evidence that the notice to neighbors has been sent. **More details can be found in 19.06.050 and 19.08.045 of the zoning regulations.**