

Kansas City Zoning & Development Code 2025 Update



Kansas City is updating its zoning regulations (Chapter 88 – Zoning and Development Code) to better align with the recently adopted comprehensive plan, the KC Spirit Playbook. The City is currently updating regulations related to off-street parking and loading, and large industrial uses, also known as Large Format Uses.

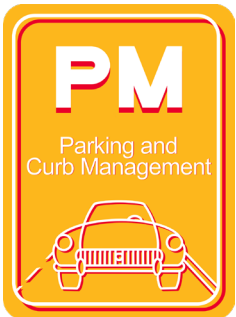
Large Format Uses



The KC Spirit Playbook includes recommendations to assess the impact of Large Format Uses (LFUs) that consume substantial amounts of land and energy with a low density of employment. LFUs include large-scale facilities such as warehouses, distribution centers, and data centers that often exceed 500,000 square feet. The City is working to better define, evaluate, and regulate these uses.

LFU updates will require creating new sections in the zoning code. A definition for LFUs will be developed and supported by code language, which may include location requirements, site design regulations, and environmental impact mitigation.

Off-Street Parking & Loading



The KC Spirit Playbook includes policies to update parking requirements and balance competing interests for space. The comprehensive plan emphasizes reducing reliance on parking, creating more walkable development patterns, encouraging alternative transportation, and promoting transit-oriented development.

Updates to parking requirements may include amendments to parking ratios, parking exemptions and reductions, alternative compliance plans, and bicycle parking requirements.

Next Steps

Online Engagement: The City's online engagement platform, Speak Easy KC, will gather public input on proposed changes to the LFU and parking requirements. Sign up to receive updates on upcoming meetings, surveys, and draft documents!

Public Open House: This open house will provide an opportunity for residents to share feedback and learn more about proposed changes to the code.

Draft Code Amendments: Draft code amendments, informed by engagement with the public, developers, and city staff, will be developed to align code requirements with the goals of the KC Spirit Playbook. Code amendments will be presented to City Plan Commission and City Council for consideration.

Through comprehensive review and integration of public feedback and best practices, this comprehensive effort ensures Kansas City's growth aligns with the community's goals for sustainable, functional, and attractive development as outlined in the KC Spirit Playbook. By establishing clear standards for large format uses and updating parking requirements, the code will promote smart development and enhance the quality of life for all Kansas City residents.