

Accessory Dwelling Unit Research by Municipality

July 15, 2026

Municipality	District Allowed	Min. Lot Size	Max. Number of ADUs per Lot	Architecture	Max. Height	Max. ADU Size	*Min. Yard Setbacks
Lee's Summit (Proposed)	All Residential Districts, AG, TNZ, or all Residential Lots in ODLSAG	None	No Change: 1	No Change: compatible with principal structure	No Change Cannot exceed principal structure	1,000 sq ft or no more than 50% of principal structure; whichever is less. (also counts towards 80% max lot coverage for all improvements on site). 500 sq ft or no more than 50% if in DTLS w/ less than 15,000 sq ft lot	No change: 6 ft behind principal structure, 20 ft rear setback, side in accordance to the district
Lee's Summit (Existing)	All Residential Districts, AG, TNZ, or all Residential Lots in ODLSAG	1/2 acre outside DTLS	1	compatible with principal structure	Cannot exceed principal structure	1,000 sq ft or no more than 50% of principal structure; whichever is less. (also counts towards 80% max lot coverage for all improvements on site). 500 sq ft or no more than 50% if in DTLS w/ less than 15,000 sq ft lot	6 ft behind principal structure, 20 ft rear setback, side in accordance to the district
Blue Springs, MO	.RE- Residential Estate District,SF-12 Large Lot Single-Family District,SF-7 Single-Family District	None	1	compatible with principal structure	18 ft or 1.5 stories; not to exceed principal structure	1200 sq ft or no more than 50% or principal structure, or to a max of 700 square feet whichever is less. (also counts toward total lot coverage).	5 ft behind rear building line of principal structure. 5 ft side/20 feet rear unless in estate lots.If attached to a detached garage, it must be at least 10 feet behind the front building line.
Overland Park, KS	Planned Residential Neighborhood District, MXD Mix-Use, and DFD Downtown Overland Park	None	DFD 404:One English Basement Unit or one accessory unit is permitted per lot. 1	compatible with principal structure	according to district	DFD 404: (maximum 650 square foot footprint) uses are permitted in the Buildable Area at the rear of the lot.Sec 18.245 Planned Residential Neighborhood District: No more than 50% of principal structure and shall be a minimum of 400 square feet in size.	according to district
Olathe, KS	All Residential, Downtown or Planned Districts	None	1	compatible with principal structure	2 stories or height of principal structure	1,000 sq ft or no more than 50% of principal structure; whichever is less. Or have more than two (2) bedrooms. Cannot increase the property's total lot coverage beyond 75%.	6 ft behind principal structure, 10 ft from rear property line and side setbacks according to district
Belton	single-family dwelling	None	1	compatible with principal structure	Cannot exceed principal structure	The ADU shall not be larger than the principal structure.	according to district
Excelsior Springs	A,R-1,R-1A, and R-2	None	1	Attached or detached; owner must live in either the main home or ADU; must meet building codes	Cannot exceed principal structure	no more than 60% of the floor area of the principal dwelling and cannot exceed 1,000 square feet.	detached ADU be located behind the front building line of the principal structure
Gladstone	MXD planned mixed use district	None	1	compatible with principal structure and Attached or detached; owner must live in either the main home or ADU; and meet building codes	Cannot exceed principal structure or If detached it shall be no taller than 25 feet measure from the floor.	not greater than 600 square feet sharing ownership and utility connections with the principal building or Residential detached accessory structures greater than 200 square feet shall have an approved footing/foundation.	An ADU must be built behind the front of the principal structure and must be at least 35 feet from the front property line, 25 feet from a side street on a corner lot, and 9 feet from the side and rear property lines. 20 feet away from a neighboring house, and cannot be built in a utility easement.
Grandview	The Town of Grandview Overlay District R-1, Single-Family Residential District,	None	1	No specific requirement	Cannot exceed principal structure	An ADU cannot be larger than 60% of the home's floor area or 720 square feet, whichever is less, and it cannot be taller than the primary dwelling.	An ADU may be placed in the rear yard (interior lots) or side yard (corner lots) if it is at least 10 feet behind the front of the primary dwelling.
Harrisonville	single-Family Residential District,	None	1	compatible with principal structure	according to district	No ADU-specific size limit found	8' side/rear setbacks; 8' behind front of principal structure; corner lots follow residential side street setbacks
Independence	single-family residence base zoning R-District	None	1	compatible with principal structure	Cannot exceed principal structure	900 sq. ft. maximum for detached or newly constructed attached ADUs. Existing-structure attached ADUs may exceed 900 sq. ft. through the special use process. Minimum ADU size is 300 sq. f	5 ft. minimum interior side/rear setbacks and must follow required exterior/front setbacks.
Jackson County	AG and RR Zoning Districts	None	1	No specific requirement	one story, provided that a garage apartment or non-residential caretaker's quarters, may be located over a garage;	Accessory dwellings shall not exceed 1,000 square feet of heated area.	according to district
Kansas City	All Permitted Districts	None	1	No specific requirement	Cannot exceed principal structure or 25 feet, whichever is less	Maximum floor area: 800 sq. ft. or 90% of the floor area of the principal dwelling, whichever is smaller. For detached ADUs, the maximum footprint is 800 sq. ft. and also limited by footprint calculation	located in the rear yard and must be 5 feet from all property lines (including projections). For street-side yards, the setback is 5 feet or the principal building setback, whichever is greater
Liberty	A – Agricultural R-1A – Estate Residential RNC – Residential Neighborhood Conservation RN – Residential Neighborhood MU – Mixed Use	None	1	compatible with principal structure	25 feet maximum	not exceed 800 square feet or 40% of the gross floor area of the principal dwelling, whichever is less.	5 ft side and rear; not permitted in the required front yard
North Kansas City	R-1A, R-1B, R-2, R-3, R-4, and R-5 (where a detached house is the principal use)	None	1	compatible with principal structure	1½ stories; no higher than principal building (22-ft roof peak max)	The accessory dwelling shall not exceed fifty (50) percent of the living area of the principal dwelling or one thousand two hundred (1,200) square feet, whichever is less.	3 ft. side/rear; behind front building line; 60 ft. from front lot line; 10 ft. from principal building
Parkville	R-1,R-2,R-3, and R-4,B-1,B-2 use allowed through conditions	None	1	compatible with principal structure	according to district	The accessory dwelling shall not exceed fifty percent (50%) of the living area of the principal dwelling or one thousand two hundred (1,200) square feet, whichever is less	according to district
Peculiar	R-E , and R-1 use allowed through conditions	8,400sqft	1	compatible with principal structure	Cannot exceed principal structure	At least one hundred fifty (150) square feet of living space shall be provided for each occupant; and or Detached structures shall be built in accordance with the area requirements for accessory structures.	according to lot size and zoning district: 5ft to 6ft sides and rear is common
Pleasant Hill	AG, and RR	None	1	compatible with principal structure	one story	not exceed 1,000 square feet of heated area or be a permanent structure and not exceed 900 square feet of habitable space;	Same setbacks required for the principal residential use

Ray County	R-A, R-1, and R-1A districts; allowed in other districts with a Conditional Use Permit (CUP).	None	1	n/a	n/a	33% of the size of the principal dwelling or 850 square feet, whichever is greater.	n/a
Raymore	A, RE, and RR	None	1	n/a	Cannot exceed principal structure	60% of principal building, maximum 1,000 sq ft	according to district
Raytown	All Residential Districts	None	2	If over 120 sq ft must have the same exterior materials as the principal building	15 feet tall or the height of the principal building, whichever is less (for buildings over 120 sq ft). Buildings 120 sq ft or less are limited to 8 feet tall	No accessory building shall cover a land area exceeding 720 square feet and a second accessory building shall not cover a land area exceeding 120 square feet.	according to district
Bonner Springs	LA, LR,RR,ER,GR, AND MR	None	1	compatible with principal structure	Cannot exceed (2) stories tall or 25 ft tall	If attached 25% of the floor area of the primary dwelling or if detached Maximum 1,000 square feet.	according to district
Douglas County	AG-2,A-1, RR, and LRR,CP	Deatched only;(3) acres outside the regulatory floodplain to provide septic connection, (5) acres outside the flood plain and ADU units needs 10 acres total if served by well water	1	compatible with principal structure	Cannot exceed principal structure	Area can be up to 1,000 sqft it can increase to 1,400 sqft if the area provided is not greater than 80% of the principal building structure	Attached ADUs must comply with the standards of the applicable zoning district. Detached ADUs must be located at least 25 feet from the principal structure.
Gardner, KS	All Residential Districts	according to district	1	compatible with principal structure	n/a	not exceed 40% of the building footprint of the principal dwelling, or one-third of the living area of the principal dwelling, whichever is less.	according to district
Johnson County (KS)	Rural, Planned Rural, Residential, and Planned Residential zoning districts on any lot, tract, or parcel where a single-family dwelling is allowed	no smaller than (2) acres	1	compatible with principal structure	Cannot exceed principal structure	An attached ADU cannot be larger than 50% of the existing living area of the main house before the ADU is added. Or If detached not exceed more than 900sqft	Detached ADUs may not be located in the front yard and must be located no more than 200 feet from the principal structure. Or Attached ADUs must comply with the development standards of the applicable zoning district.
Lake Quivira	T-1 Single Family Attached District,T-2 Patio Home District,	Accessory uses are allowed only when they are related to and smaller than the main use of the property. The accessory use must be located on the same property as the main use.	1	compatible with principal structure	Cannot exceed principal structure	May not cover more than 30% of the required rear yard.	Detached: Must be at least 5 feet from any other structure on the lot.
Lansing	A-1 District,R-1,R-2,and R-3	2 Acres	1	compatible with principal structure	120 sq ft cannot exceed 1.5 stories or the height of the principal building, whichever is less.	accessory structure: not cover more than 30% of the rear yard and not greater than 120 sqft	Not erected in any required front or side yard. or Not erected closer than 5 feet to any other building.
Lawrence	RS40 ,RS20 ,RS10 ,RS7 Residential Districts,MU and CN-1	None	1	compatible with principal structure	Cannot exceed principal structure	no more than (33%) of the living area or if deatched:960 square feet or smaller in size	according to district
Leavenworth	Allowed with an SUP in any residential zoning district	None	1	compatible with principal structure	Cannot exceed principal structure	Shall be 900 square feet or smaller in size, not to exceed 33% of the floor area of the principal dwelling unit.	according to district
Miami County	Any single-family dwelling	An ADU shall be located on a lot, tract, or parcel no smaller than two (2) acres in size or unless both the principal dwelling and accessory dwelling unit are able to connect to public sewer	1	compatible with principal structure	Cannot exceed principal structure	Minimum ADU size: 250 square feet. Maximum ADU size: The ADU shall not exceed 50% of the total floor area of the principal dwelling (excluding the principal dwelling's garage) or 900 square feet, whichever is less.	200 feet of the principal dwelling and not be located in the frontof the primary structure
Roeland Park	Allowed with an SUP in any residential zoning district	None	2	compatible with principal structure	according to district	total gross floor area of the accessory dwelling cannot exceed the lesser of 800 square feet or 80 percent of the total gross floor area of the principal dwelling	according to district
Westwood	Any single-family dwelling	None	1	n/a	one story tall	total accessory structure footprint limits (662 or 704 sq. ft., depending on zoning district)	Depends on ADU's size and district
Wyandotte County	Districts R-1, R-1(B), R-2, R-2(B)	None	1	compatible with principal structure	Cannot exceed principal structure	maximum square footage equal to 50 percent of the main structure's finished space excluding garages and basements.	No accessory building shall be located within three feet of any side or rear property line or less than two feet from an alley.