

City of Lake Quivira, Kansas
Planning Commission and Board of Zoning Appeals (PC/BZA)
Effective: January 1, 2018

Height, Coverage and Setback Residential Building Regulations¹	
Building Height	<p>Section 3G. (13): Building, Height of: The vertical distance measured from the average elevation of the proposed finished grade at the front of the building to the highest point on the roof, exclusive of chimneys.</p> <p>Section 5 (same for R-1, R-2, R-3 & R-4): Maximum Building Height: 35'</p>
Lot Coverage	<p>Section 3G. (43): Lot Coverage: The portion of the lot area covered by structures, including but not limited to accessory structures such as porches, patios, decks, pools and tennis courts, but not including driveways, sidewalks, and parking areas.</p> <p>Section 5 (Maximum Lot Coverage): R-1: 30%, R-2: 25%, R-3, R-4: 20%</p>
Front Yard Setback	<p>Section 3G. (35): Front Yard Setback: The distance between the front lot line and the closest point of the structure, including eaves, soffits, gutters and cantilevers.</p> <p>Section 5 (Minimum Front Yard Setback): R-1, R-2, R-3: 40'; R-4: 50'</p>
Side Yard Setback	<p>Section 3G. (71): Side Yard Setback: The distance between the side lot line and the closest point of the structure, including eaves, soffits, gutters and cantilevers.</p> <p>Section 5 (Minimum Side Yard Setback): R-1: \geq 25% total lot width <u>and</u> not < 7' on either side R-2, R-3: \geq 25% total lot width <u>and</u> not < 18' on either side R-4: \geq 25% total lot width <u>and</u> not < 25' on either side</p>
Rear Yard Setback	<p>Section 3G. (65). Rear Yard Setback. The distance between the rear lot line (if any) and the closest point of the structure, including eaves, soffits, gutters and cantilevers.</p> <p>Section 5 (Minimum Rear Yard Setback): R-1: 25'; R-2, R-3, R-4: 30'</p>

¹ Please refer to the City of Lake Quivira, Zoning and Subdivision Regulations for more detailed and additional definitions of the rules, regulations and guidelines.

Please refer to the Quivira Inc. Rules & Regulations for additional factors considered by the Restrictions Committee and Architectural Review Board (RC/ARB).