

ZONING 101

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HABITAT FOR HUMANITY OF KC**



ZONING IS...

A set of rules that determines how land is used and what can be built.

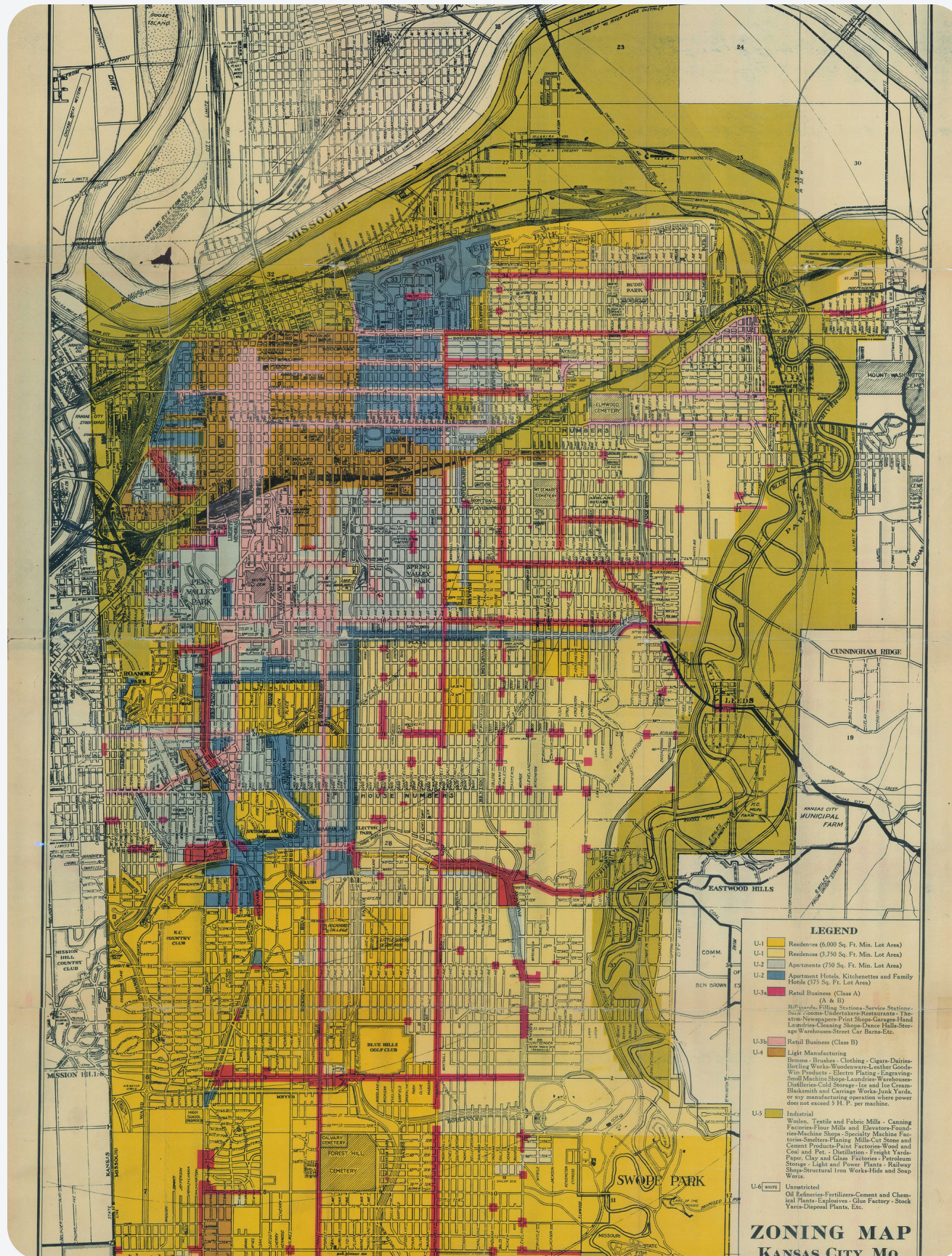
LAND USE

Would you rather live next to a park or a landfill? A drive-thru fast food restaurant or a grocery store? A factory or a farm?



HISTORY OF ZONING

- First zoning code established in NYC in 1916
- Standard State Zoning Enabling Act of 1922
- Euclid v. Ambler Realty in 1926 - “parasites”
- Nearly every city in the US has a zoning code now, but many have not been updated in decades





Zoning Matters: How Land-Use Policies Shape Our Lives

Urban Institute

HOUSING
MATTERS

ZONING MATTERS

How Land Use Policies Shape Our Lives



Watch on  YouTube

ZONING IS POWERFUL

- Provides opportunity for prosperity or locks neighborhoods out of upward mobility
- Supports better health or worsens it
- Protects the environment or destroys it
- Promotes diverse neighborhoods or segregates them

ZONING & HOUSING

Zoning determines:

- What housing is allowed
- Where housing is allowed
- How much housing is allowed
- How long it takes to build
- How expensive it is to build

WHAT CAN'T WE BUILD IN MOST OF WYANDOTTE?



ADU'S



**DUPLEXES/
TRIPLEXES**



TOWNHOMES

HOUSING CONSTRAINTS ANALYSIS

- Completed by consultants engaged in the zoning code update
- Organized by the Health Department
- Looked at all housing opportunities, but focused specifically on housing types that could serve low-income households, people experiencing homelessness, and other groups whose needs the code may not currently serve

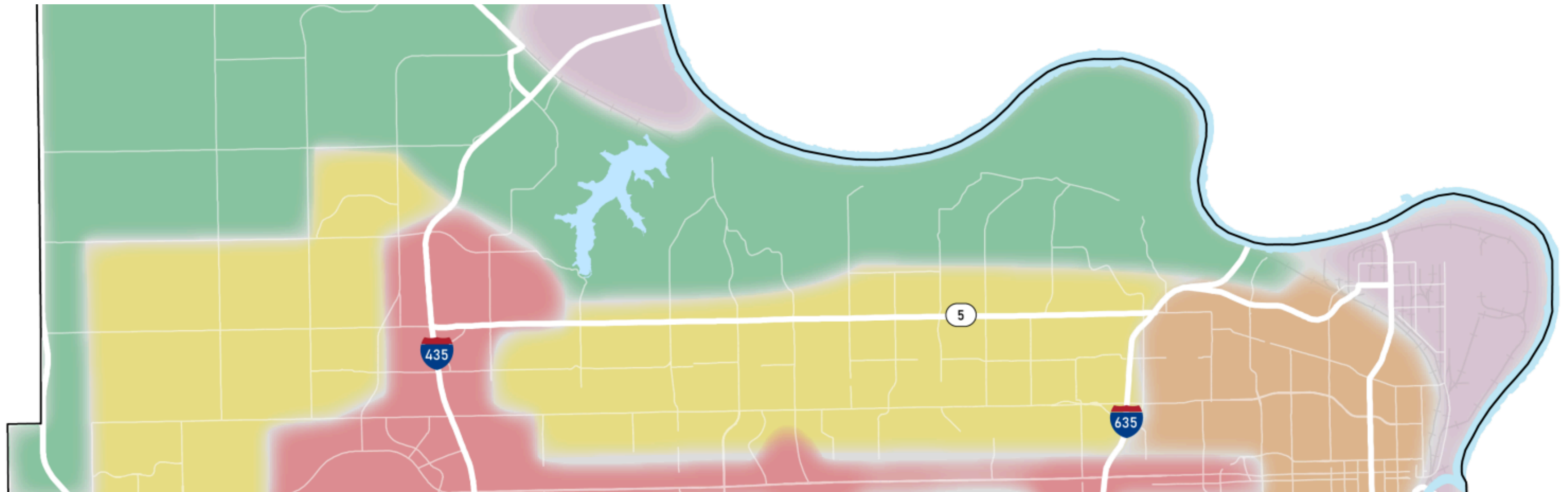
KEY FINDINGS

- A group dwelling unit is any housing arrangement serving more than five unrelated persons
- Requires a Special Use Permit in every zoning district
- Many parcels hold a barrier with dimensional standards, particularly infill
- Parking requirements take up a large amount of site area and add costs
- ADUs are only defined as over garage units and are not mentioned in the accessory use section of the code
- Permitted on qualifying lots in the NLDG but only for new construction

KEY RECOMMENDATIONS

- The code should be updated to a more user-friendly format
- Encourage infill housing development where infrastructure supports it
- Ensure code updates align with desired character typologies
- Streamline across approvals, application requirements and procedures

HOW CAN WE ADVOCATE FOR BETTER ZONING?



ZONING ADVOCACY IS CHALLENGING



Zoning is **TECHNICAL**

Zoning codes are long, complicated, and use jargon like setbacks, density, & use tables.



Zoning is **HYPER-LOCAL**

Decisions can vary by city, planning commission, district, and even parcel.



Zoning is **PROCEDURAL**

Zoning typically requires public hearings, notice requirements, and multiple approval layers, and may be overturned by protest petitions.



Zoning is **EMOTIONAL**

We associate zoning with neighborhood identity, stability, and property values.

ZONING ADVOCACY IS EXCITING

Advocacy turns zoning from abstract rules and codes to real change for ourselves & our neighbors.

- ADUs** → Housing for aging parents or building generational wealth
- Duplexes** → Options for young families, teachers, & nurses
- Parking reform** → Lower development costs = more affordable housing

IT TAKES ALL OF US

- Neighborhood & community groups
- Planning commission
- Elected officials
- City staff
- Housing advocates
- Business community
- Civic & philanthropic leaders

ADVOCACY STARTS WITH YOU

- Your voice matters to policymakers
- Housing impacts every person in Kansas
- You have allies across the political spectrum
- We don't have to rewrite the entire code to make changes that help our neighbors afford to live and work here

INTERESTED IN GETTING INVOLVED?

8/10/26 City Planning Commission -
ADU ordinance up for approval

8/27/26 Board of Commissioners -
final approval



CONTACT INFO

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