

Required Approvals

Planning and Zoning

For all businesses physically located in Kansas City Kansas, whether at commercial or residential property, the first step is always planning and zoning approval. Submitted through our office, planning and zoning will determine that the business activity is appropriate and within the permitted uses for that district zoning. For those who operate a business from home, there are restrictions on the type of activities that would be allowed and standards by which a business would need to operate. These restrictions are intended to help preserve and maintain property values. (I should not be allowed carte blanche to engage in an activity at my home that would negatively affect my neighbor's property value)

The restrictions are detailed in the body of the zoning approval form below.

The form should be completed and returned to our office. It does need to be signed by the property owner.

It can returned by (e-mail, fax, mail, or in person). When we receive, we will forward for planning and zoning approval. Their approval time is typically 24-48 hours.

Follow up with our office the following day (913-573-8780) to verify if we have received zoning approval. Once that approval has been made we will provide the business application and identify any other approvals or inspections that may be required for the business activity.

Aprobaciones Requeridas

Planificación y Zonificación

Para todas las empresas ubicadas físicamente en Kansas City Kansas, ya sea en propiedades comerciales o residenciales, el primer paso es siempre la planificación y la aprobación de zonificación. A través de nuestra oficina, la planificación y la zonificación determinarán que la actividad empresarial es apropiada y dentro de los usos permitidos para esa zonificación del distrito. Para aquellos que operan un negocio desde su casa, hay restricciones en el tipo de actividades que se permitiría y las normas por las que una empresa tendría que operar. Estas restricciones están destinadas a ayudar a preservar y mantener los valores de la propiedad. (No debería permitirme carta blanca para participar en una actividad en mi casa que afectaría negativamente el valor de la propiedad de mi vecino)

Las restricciones se detallan en el cuerpo del formulario de aprobación de zonificación a continuación.

El formulario debe ser completado y devuelto a nuestra oficina. Tiene que ser firmado por el dueño de la propiedad.

Se puede devolver por (correo electrónico, fax, correo o en persona). Cuando recibamos, enviaremos para la planificación y zonificación aprobación. Su tiempo de aprobación suele ser de 24 a 48 horas.

Haga un seguimiento con nuestra oficina al día siguiente (913-573-8780) para verificar si hemos recibido aprobación de zonificación. Una vez que se ha aprobado, proporcionaremos la aplicación comercial e identificaremos cualesquiera otras aprobaciones o inspecciones que pueden ser necesarios para la actividad empresarial.

HOME OCCUPATION PERMIT UNIFIED GOVERNMENT, WYANDOTTE COUNTY - KANSAS CITY, KS

Pursuant to the provisions of Chapter 27 of the Code of Ordinances of Kansas City, Kansas, the following petition for a home occupation permit is submitted.

NAME: _____

ADDRESS: _____

HOME PHONE: _____ BUSINESS PHONE: _____ FAX: _____

ADDRESS OF PROPERTY: _____

PRESENT USE OF PROPERTY: _____

CURRENT ZONING CLASSIFICATION OF PROPERTY: _____

BRIEF DESCRIPTION OF INTENDED HOME OCCUPATION:

_What is the business activity? _____

_What will be done in the home? _____

I hereby certify that the proposed home occupation is to be conducted wholly within my home located at the above-mentioned address and I will not violate any restrictions of the city of Kansas City, Kansas or those set forth as follows:

- (1) No exterior advertising or identification signs will be erected
- (2) Only members of the immediate family residing on the premises will participate in the business
- (3) No outside display showing any non-residential use will be present on the property
- (4) No machinery will be used that will interfere with adjacent neighbor's radios or televisions
- (5) No heavy equipment or trucks of greater than 10,000 pounds GVWR shall be stored on the premises (only a single such truck) other than customary passenger vans or pick-up trucks shall be permitted
- (6) There will be no noise or odors that will adversely affect neighbors
- (7) Only a phone number will be used for advertising, if any
- (8) No sales of merchandise will be conducted on premises, and no services rendered that will require customer presence
- (9) That no inventory or storage other than immediate samples, are stored on the premises

LEGAL DESCRIPTION OF PROPERTY
(WITH TRACT SIZE IN ACRES)

SIGNATURE OF PROPERTY OWNER(S)

PLANNING AND ZONING STAFF:

APPROVED BY

DATE: