

Home Occupancy Standards

Purpose and Intent

Ordinances exist to regulate the occupancy of residences, maintain safe and healthy living conditions and uphold the residential character of neighborhoods throughout the city.

This brochure is a summary of Unified Development Ordinance (UDO) - Section 18.110.240 Family, and the International Property Maintenance Code (IPMC) - Section 404.4 Bedroom and Living Room Requirements.

Landlords and tenants are encouraged to use this brochure as a reference. However, it is not intended to replace the specific requirements found in the relevant sections of the Unified Development Ordinance and/or the International Property Maintenance Code.

Any questions regarding home occupancy requirements should be directed to:

Community Services Division
8500 Antioch
Overland Park, Kansas 66212
913/895-6270

What is the definition of “family”?

1. A group of not more than four (4) related or unrelated persons of any age living together by joint agreement and occupying a single housekeeping unit with common kitchen facilities, or a mixed group of related and non-related persons of any age who together constitute no more than a cumulative total of

four (4) persons living together by joint agreement and occupying a single housekeeping unit with common kitchen facilities.

Or

2. A group of any size and age consisting entirely of an immediate family. For the purpose of this section an “immediate family” shall be a group consisting of only a spouse, parent, child, grandchild, grandparent, brother or sister, all related by marriage or consanguinity, and all of whom can provide documentation of such relationship within a reasonable time upon request by the City.

Or

3. A group of not more than seven (7) persons who are 18 years of age or older who are related by marriage or consanguinity, all living together and occupying a single housekeeping unit with common kitchen facilities, and all of who can provide documentation of such relationship within a reasonable time upon request by the City.

Are there bedroom and living room requirements?

In accordance with IPMC Section 404.4, every living room shall contain at least 120 square feet (11.2 m²) and every bedroom shall contain a minimum of 70 square feet (6.5 m²) and every bedroom occupied by more than one person shall contain a minimum of 50 square feet (4.6 m²) of floor area for each occupant thereof. In addition,

bedrooms shall not constitute the only means of access to other bedrooms or habitable spaces and shall not serve as the only means of egress from other habitable spaces.

Are there any other requirements?

Every bedroom shall have access to at least one toilet and one sink without passing through another bedroom. Every bedroom in a dwelling unit shall have access to at least one toilet and sink located in the same story as the bedroom or an adjacent story. In addition, it is prohibited to use kitchens and non-habitable spaces for sleeping purposes.

How many residents can occupy a residence?

Please refer to the table below regarding the minimum area of space needed for occupants.

SPACE	MINIMUM AREA IN SQUARE FEET		
	1-2 occupants	3-5 occupants	6 or more occupants
Living room ^{a, b}	120	120	150
Dining room ^{a, b}	No requirement	80	100
Bedrooms	See IPMC Section 404.4		

Complaints or Concerns

The Community Services Division of Planning and Development Services Department is responsible for investigating complaints regarding home occupancy. If Community Services is able to verify that a home occupancy violation exists within a residence, the owner of record will be given notice of the violation(s). A reasonable time frame is given to the owner of record to bring the property into compliance. If Community Services is unable to verify that a violation exists, Community Services will close the case and notify the complainant.

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Community Services

A Guideline for Landlords and Tenants



Planning & Development Services

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