



Johnson County Commission

Troy A. Matthews
Presiding Commissioner

John L. Marr
Commissioner, Eastern District

Charles Kavanaugh
Commissioner, Western District

Diane Thompson
County Clerk

January 26, 2023

To Whom It May Concern:

Re: Zoning for Johnson County, Missouri

At this time, there are no planning and zoning regulations, building codes, inspections or occupancy certificates in Johnson County, Missouri for the unincorporated areas, unless the property is located in the Whiteman Air Force Base Zoning Area (information available at 660-463-7934 or www.trailsrpc.org/other-services/military-airport-zoning-commission/).

Inside Incorporated City Limits City zoning ordinances may apply; contact the respective city hall for more information. (Centerview 660-656-3688, Chilhowee 660-678-3738, Holden 816-732-4811, Kingsville 816-597-0182, Knob Noster 660-563-2595, Leeton 660-653-4622, Warrensburg 660-747-9131)

Flood Plain State and federal regulations apply when building in flood plains. Flood plain maps are available in the Assessor office (660-747-9822). Flood plain permits (available at the Assessor's Office) are required if you are building in a flood hazard area in the unincorporated areas of Johnson County.

Onsite Wastewater Treatment System Federal, state, and local regulations exist for onsite wastewater systems, which affect various areas of construction including swimming pools, lot size consideration, various setback distances, etc. Contact the Johnson County Community Health Services – Environmental Health (www.JohnsonCountyHealth.org 660-747-6121 ext. 258) for more information.

Driveway If construction includes a driveway connecting to a county road, contact the Road and Bridge Department (660-747-6821) for driveway specifications. For construction connecting to a state highway, contact the Missouri Department of Transportation (660-543-7936).

County Right of Way If construction includes working within 30 feet of the center of a county road or trail, visit www.JoCoCourthouse.com or contact the Commissioners (660-747-2112) for right of way procedures and application.

If you have further questions, please contact our office.

THE JOHNSON COUNTY COMMISSION

Troy A. Matthews, Presiding Commissioner

John L. Marr, Eastern Commissioner

ABSENT

Charles Kavanaugh, Western Commissioner