

# RESIDENTIAL ACCESSORY STRUCTURES



## **What is an accessory structure?**

A structure that is subordinate in area, extent and purpose to the principal use. Typical structures include detached garages, sheds, carports, and storage buildings. An accessory structure must be constructed in conjunction with or after the principal building.

## **Do I need a permit to construct an accessory structure?**

Yes, a permit is required for any accessory structure greater than 120 square feet. Structures less than 120 square feet do not require a permit, but are subject to the setback requirements.

## **What will I need to receive my permit?**

- Completed Building permit application (available at City Hall) and Building permit fee;
- A plot plan showing all proposed and existing structures including the distances to all adjacent property lines, the location and name of all streets, the size, location, and square footage of all existing accessory buildings;
- Construction drawings and details as required by the Building Inspections Division;
- Additional information as required by the City of Independence.

## **How large of an accessory structure can I construct?**

Accessory structures cannot cover more than 15% of the actual area of the rear yard or an area exceeding 50% of the building coverage of the principal building. This provision does not apply to accessory structures on R-A zoned properties of over 10 acres.

## **Where can an accessory structure be located?**

Accessory structures cannot be located in front of the dwelling or closer than 10 feet from other buildings on the same lot. Additionally, the structure must be setback 5 feet from side and rear property lines (35 feet for properties in the R-A District).

## **Are there restrictions on design or appearance?**

Yes, the design and construction of any accessory garage, carport or storage building or shed larger than 120 square feet shall be similar to or compatible with the design and construction of the main building. This provision does not apply to accessory structures used for bona-fide agricultural activities on properties over 10 acres in size.

## **How tall can an accessory structure be?**

Accessory structures cannot exceed 25 feet in height, or the height of the principal building, whichever is less. There is no height limitations for structures on R-A zoned properties over 10 acres.

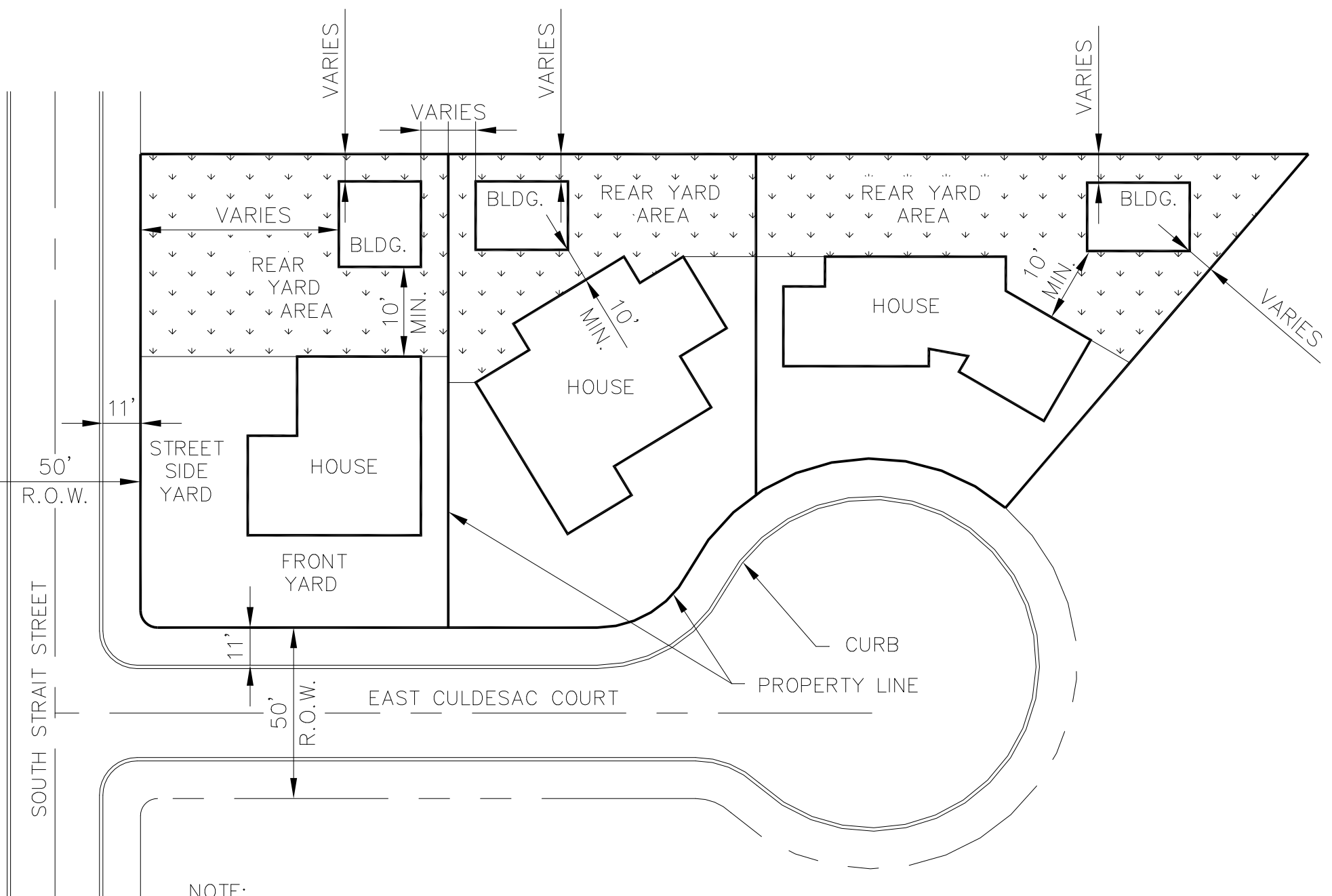
## **If I need more information, who can I contact?**

Building permit and building code questions – please contact 816-325-7401.

Zoning and location questions – please contact 816-325-7425

Violations – please contact 816-325-7422

(See sample drawing on other side)



NOTE:  
 STREET RIGHT-OF-WAY DIMENSIONS SHOWN ARE NOT NECESSARILY THE SAME AS THE RIGHT-OF-WAY DIMENSIONS FOR THE PERMIT APPLICANT'S STREET. DIMENSIONS ARE FOR DEMONSTRATIVE PURPOSES ONLY.