



RESIDENTIAL ADDITIONS

Do I need a building permit?

All new building additions are subject to City of Independence code regulations. Contact Building Inspections at 816-325-7401 to determine whether or not your addition requires a building permit.

What do I need to submit for a building permit?

The following documents must be submitted with the building permit application:

- 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 adjacent to the lot;
- Construction drawings and details as required by the Building Inspection Division;
- Additional information as required by the City of Independence.

What are the setbacks requirements?

Any residential room addition must comply with the setback requirements of the zoning district. The table below summarizes the setback requirements for residential districts.

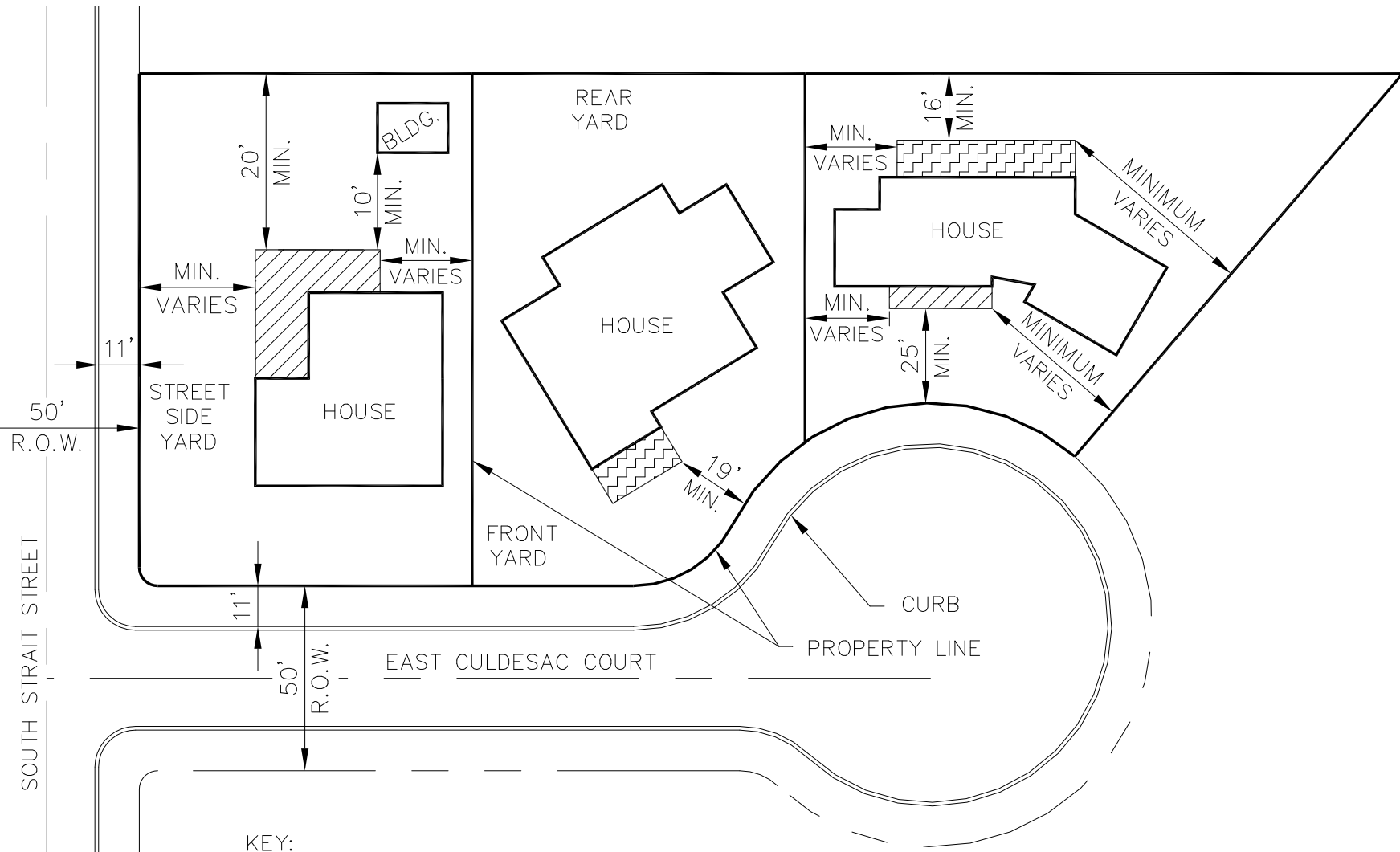
Table 300-2 Lot and Building Standards	R A	R 1	R 2	R 4	R 6	R 12	R 18	R 30
CONVENTIONAL DEV'T								
Min. Exterior Setback (ft)								
↳ Arterial streets	50	50	50	50	50	50	50	50
↳ Collector/minor arterial	50	50	35	35	35	35	35	35
↳ All other streets	50	50	35	25	25	25	25	25
Min. Interior Rear Setback (feet)	50	50	30	30	20	20	25	25
Min. Interior Side Setback (feet)	35	15	10	5	5	5	5	5
OPEN SPACE DEVELOPMENT								
Min. Exterior Setback (ft)								
↳ Arterial streets	50	50	50	50	50	50	50	50
↳ Collector/minor arterial	50	50	35	35	35	35	35	35
↳ All other streets [2]	20	20	20	15	15	15	15	15
Min. Interior Rear Setback (feet)	30	25	25	25	25	25	25	25
Min. Interior Side Setback (feet)	8	6	4	3	3	3	3	3
CONSERVATION DEV'T								
Min. Exterior Setback (ft)								
↳ Arterial streets	50	50	50	50	50	50	50	50
↳ Collector/minor arterial	50	50	35	35	35	35	35	35
↳ All other streets [2]	20	20	20	15	15	15	15	15
Min. Interior Rear Setback (feet)	30	25	25	25	25	25	25	25
Min. Interior Side Setback (feet)	8	6	4	3	3	3	3	3



For questions on setback requirements, contact Planning at 816-325-7425.

What are the height restrictions on a residential addition?

Any addition must comply with the height requirements of the zoning district. In most residential districts the maximum height permitted is 35 feet.

(Turn page over to see sample plot plans on other side.)



- KEY:
-  FULLY ENCLOSED ROOM ADDITION
 -  OPEN PORCH (NO ENCLOSED WALLS)

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.