



RAYMORE
development services

816-331-1803

ACCESSORY BUILDINGS & STRUCTURES

BUILDING PERMITS

Building permits are required for all new accessory buildings with a floor area greater than 200 square feet. Examples of accessory buildings include:

- detached garages
- carports
- tool or storage sheds
- guesthouses or playhouses

Accessory buildings with a floor area of greater than 400 square feet require, at minimum, concrete pier footings. The bottom of the footing must be set below the frost line to a depth of at least 36 inches. Additionally, the location of the building on the property must be shown on the permit application.

Building permit applications are available from the Building Inspections Office in City Hall. The fee for a building permit is \$4.00 per \$1,000 of project valuation, with a minimum fee of \$30.00.

HOA RESTRICTIONS

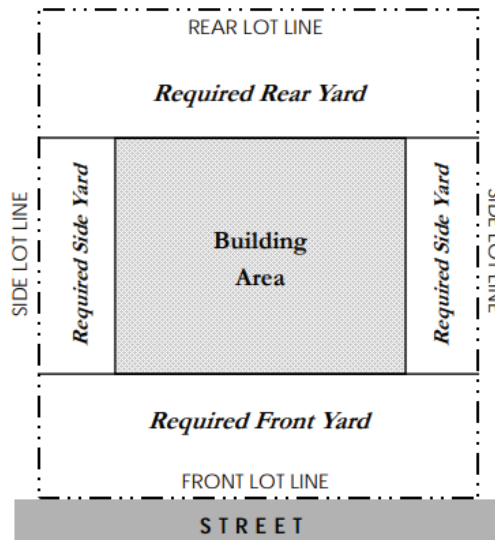
Additional restrictions may exist for your neighborhood in private covenants attached to the deed of your property. Check your subdivision covenants or contact your homeowners association to find out if there are additional restrictions.

The City does not enforce subdivision covenants. Subdivision covenants are private land use restrictions that must be enforced through the homeowners association or by individual homeowners.

BUILDING SIZE REQUIREMENTS

Except in the A, RE and RR Districts, an accessory building cannot exceed the ground floor area of the home or exceed the height of the home.

There is no limit on the number of accessory buildings, but the total square footage of all accessory buildings on the lot cannot exceed 8% of the total lot area.



BUILDING SETBACKS

Front Yards

No accessory buildings may be located in the front yard.

Side Yards

On every lot, there is a required distance that all structures must be located from the side lot line. Accessory buildings may not be located in a required side yard. Contact the Development Services Department to determine the side setback for your property.

Rear Yards

Accessory buildings may be located in the rear yard, but must remain at least 5 feet from all property lines.

Other Requirements

New accessory buildings must be located at least 5 feet from all other principal and accessory buildings located on a property.

Utility Easements

No buildings are permitted to be located in utility or storm drainage easements. Before applying for a permit, contact the City to see if there are any easements on your property.

Before construction, the City encourages you to **contact Missouri One Call at 1-800-DIG-RITE** for information on utility line locations.

SCAN QR CODE TO OBTAIN A
FILLABLE PERMIT APPLICATION



WWW.RAYMORE.COM/DEVSERVICES