

**CONTACT
DEVELOPMENT SERVICES**

Raymore City Hall
100 Municipal Circle
Raymore, MO 64083

816-331-1803
raymore.com

OTHER CONTACT NUMBERS

Building Inspections: 816-331-7916

Building Official: 816-892-3009

City Planner: 816-892-3016

Code Enforcement: 816-892-3027



**ACCESSORY
BUILDINGS**

BUILDING PERMITS

A permit is required when a new accessory building is constructed with a floor area greater than 200 square feet.

Examples of accessory buildings include:

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

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.

The fee for a building permit is \$4.00 per \$1,000 of project valuation, with a minimum fee of \$30.00

The plot plan must show:

1. accurate location of the proposed structure;
2. distance from rear and side property lines;
3. a note should be placed on the plot plan indicating the height of the proposed building and materials to be used.

BUILDING SIZE

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.

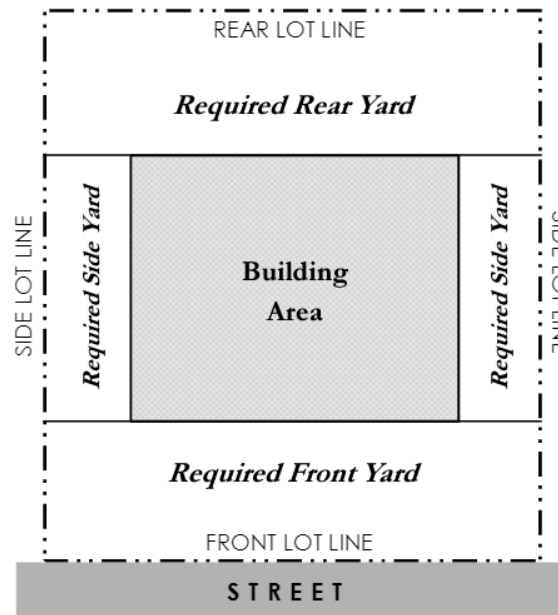
There is no limit on the number of accessory buildings, but the total square footage of all accessory buildings on the lot cannot exceed eight percent of the total lot area.

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.

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.*

OTHER REQUIREMENTS

New accessory buildings must be located at least 5 feet from other buildings.

HOME OWNERS ASSOCIATIONS

Additional restrictions may exist for your neighborhood in private covenants attached to the deed of your property. The City does not enforce these private agreements, but encourages property owners to consult with your local Home Owners Association representative or deed documents.