



300 E. Pearl Street, P.O. Box 367 • Harrisonville, MO 64701 • Tel: 816-380-8900 • Fax: 816-380-8906

## **“Home Improvements” If You Want To Construct a Detached Garage or Accessory Structure**

Many home improvements projects are subject to community zoning and building code restrictions and do require a permit. This information sheet has been written to help you with your construction project. It lists the important information needed to be submitted with an application for your specific project.

**IMPORTANT NOTE** – It is vitally important that all projects be accompanied with site/plot plans (plot plans can generally be found with the legal documents on your property. Sometimes they may be referred to as site plans or mortgage surveys).

Please submit the following information:

- Submit a copy of your site/plot plan.
- Indicate the location of the proposed garage or detached accessory structure on your plot plan.
- Submit a drawing of your garage or structure; please provide scaled drawings showing the work to be performed including exterior elevations. Please include list of materials used, a footing detail, and a typical wall section. Please include mechanical, electrical, and plumbing if applicable. Truss buildings require truss plans be submitted.
- Fill out the building permit application.
- You will be required to call for a footing and foundation inspection, framing inspection, mechanical inspection (if applicable), electrical inspection (if applicable), plumbing inspection (if applicable), and a final inspection.

**Important Note** – Detached garages or accessory structures are required to meet minimum setback requirements of the Zoning District in which they are located.

R-1, Single Family Residential District

- Accessory structures are permitted within the rear yard only. Accessory structures are not permitted within any utility or storm water easement.
- Side yard setback is 8'. **(Corner lots have special setback requirements, Accessory Buildings shall set back not less than the distance required for residences from side streets).**
- Rear yard setback is 8'.
- Required setbacks may vary dependent on the zoning district in which you reside.
- There is no limit to the number of accessory structures, however, the total accumulative square foot of each structure including the principal residential building cannot exceed 35% of the total square footage of the lot.

Construction permit applications can be obtained in Community Development Department located at 300 East Pearl Street, Monday through Friday from 8:00 AM to 4:30 PM, or online at [www.ci.harrisonville.mo.us](http://www.ci.harrisonville.mo.us). Our telephone number is 380-8958 if you have any questions or would like to request an inspection.

**MISSOURI ONE CALL-CALL BEFORE YOU DIG- 1-800-344-7483**