

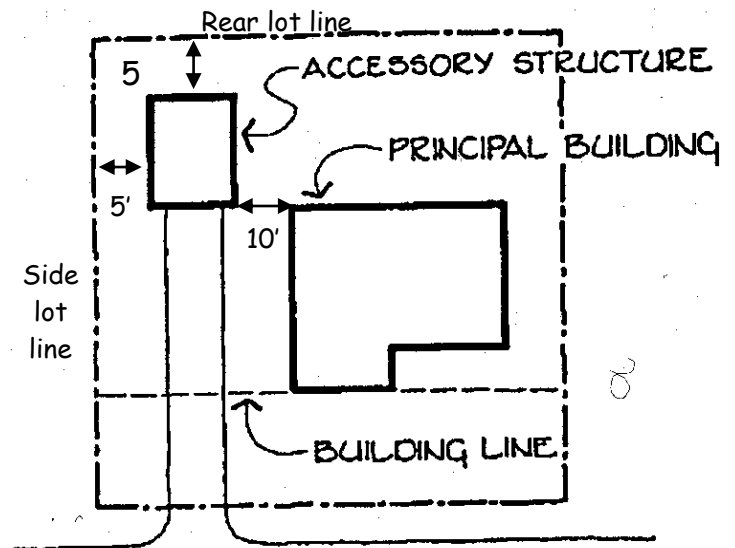
Residential Accessory Structures

Summary Guide

In residential zoning districts, buildings are divided into two groups: a *principle building* (the house) and an *accessory building* (shed or detached garage). An accessory building is intended for storage or personal leisure. These structures are secondary to the principle building in both size and use and should not negatively impact surrounding properties and neighborhoods.

Guidelines:

- All accessory structures must be located within a side or rear yard and cannot exceed the size of the primary structure
- A structure larger than 200 square feet requires a building permit. A structure larger than 400 square feet requires frost footings.
- All accessory structures must sit at least 5 feet from lot lines and at least 10 feet from other structures (see diagram upper right)
- Homes may have a detached accessory building which may not exceed maximum footprint based on lot size. (see chart at right)
- Additionally, one minor accessory structure is allowed, no larger than 120 square feet.
- Sleeping space, showers, baths, and kitchens are not permitted. Facilities are limited to a cleanup sink and a toilet.
- Accessory courts and play areas must respect these setbacks. Lighting of these areas may not be visible outside the property boundaries.



Lot Size	Maximum Building Footprint
Less than 1/2 an acre	No greater than 800 sq ft
1/2 an acre to 1 acre	No greater than 1,000 sq ft
Over 1 acre but less than 3 acres	No greater than 1,500 sq ft
3 or more acres	Combined footprints of all accessory structures cannot exceed a total of 2,500 sq ft

Other Accessory Structures

- Satellite and dish antennas that are greater than one meter in diameter require a permit.
- Fences. See Summary Guide for Fences for more information.
- A carport may be installed in the side or rear yard and must be at least 5 feet from the lot line.
- A *detached* deck, patio or gazebo must be in the rear yard and located at least 5 feet from any lot line. Any such structure which is attached to the house is considered part of the house.

In a Historic District?

If the property is located in a historic district, new construction or modification of an existing accessory structure is subject to review by the City.

Please contact the Preservation Office for more details on historic districts at (816) 439-4537 or at historicpreservation@libertymo.gov