



# RESIDENTIAL ACCESSORY BUILDINGS

REVISION DATE: FEBRUARY 2012



Buildings less than 120 square feet (120 sq. ft.) do not require a building permit unless they:

- are built on a permanent concrete foundation.
- contain plumbing.
- are served with electricity.

**Note:** *Buildings that are not required to obtain a building permit are still required to meet all setback and building requirements.*

Accessory buildings can only be built in rear yards. The structures cannot have sidewalls over 15 feet measured from the bottom of the bottom plate to the top of the top plate on lots less than 1 acre (43,560 square feet). Accessory structures on lots greater than or equal to one acre, the maximum building height in the applicable zoning district shall apply.

Multiple buildings are allowed as long as they do not total more than the combined floor space allowed per the table below. Interior lot side yard setbacks are a minimum of six feet (6'), measured from the drip line of the building roof to the property line. Corner lot street side yard setbacks are a minimum of twenty-five (25) feet, measured from the drip line of the building roof to the property line. Rear yard setbacks are a minimum of six (6) feet, measured from the drip line of the building roof to the property line. No accessory buildings shall be erected within 10' of the existing house. A complete and accurate site plan showing the building location on the lot with respect to the existing structures and the required setbacks from the side and rear lot lines, is required with the permit application.

Buildings with sewer and water facilities must have the respective pipe ditches separated by ten feet (10'). Ditches for sewer, and water will be a minimum of eighteen (18") deep.

All concrete slab-on-grade (monolithic slab) foundations and conventional foundations will have a footing a minimum of eight inches (8") thick, a minimum of twenty-four inches (24") below finished grade. Wooden foundations will be constructed of pressure treated lumber.

Per section 405.640 of the city's municipal code, Accessory structures to a residence on a single property shall not singularly or in total exceed the following structure sizes listed on page two for the main floor level.

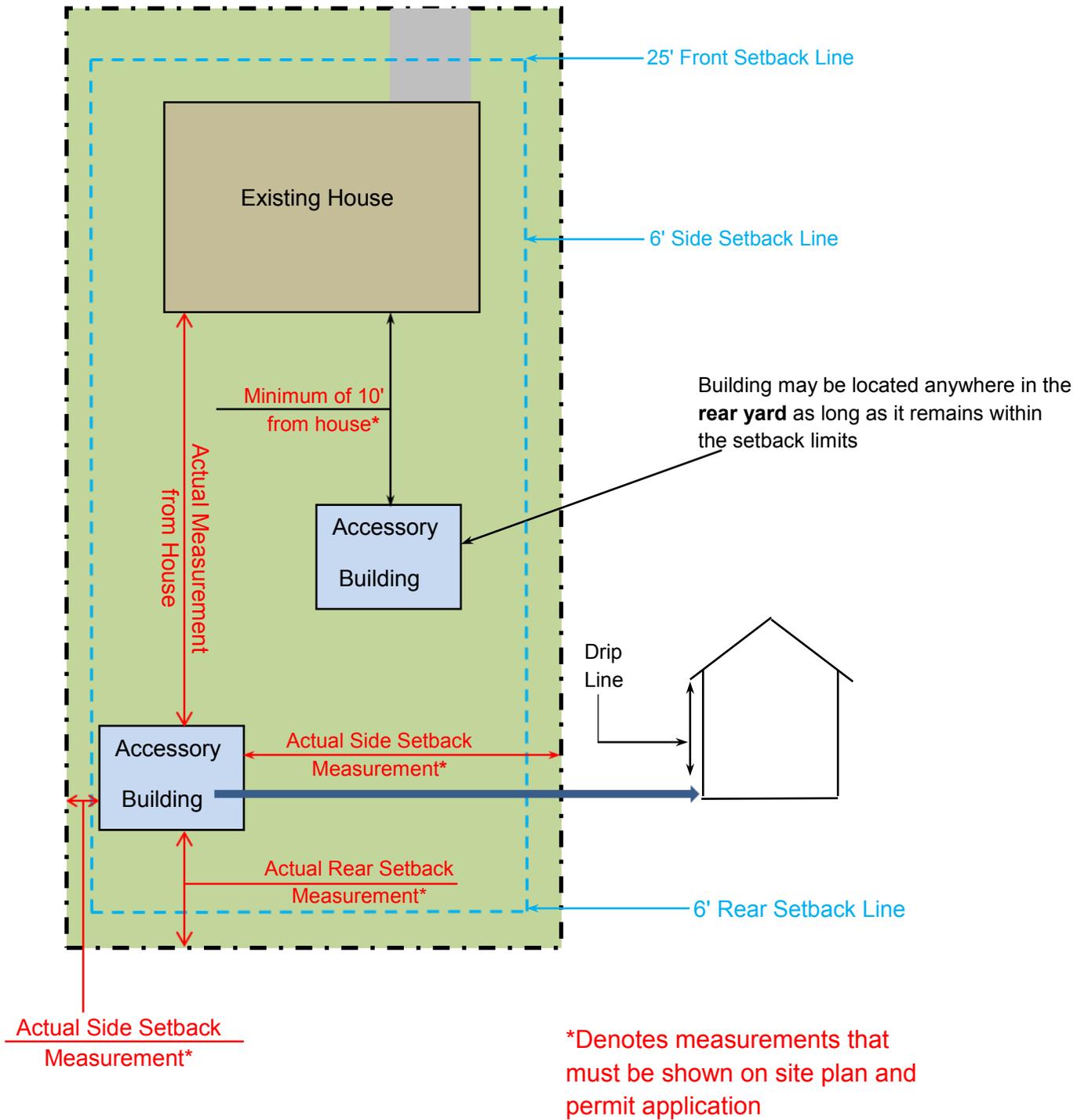
*GRADUATED INCREASE IN ACCESSORY STRUCTURE SIZE*

| Lot Size                       | Maximum Allowable Structure Size                        |
|--------------------------------|---|
| 0 to 7,000 square feet         | 500 square feet   |
| 7,001 to 9,000 square feet     | 780 square feet   |
| 9,001 to 12,000 square feet    | 950 square feet   |
| 12,001 to 21,780 square feet   | 1080 square feet  |
| 21,781 to 43,560 square feet   | 2,000 square feet                                       |
| 43,561 to 65,340 square feet   | 2,500 square feet                                       |
| 65,341 to 87,120 square feet   | 3,000 square feet                                       |
| 87,121 to 108,900 square feet  | 3,500 square feet                                       |
| 108,901 to 217,800 square feet | 4,500 square feet                                       |
| 217,801 or more square feet    | 6,000 square feet for each five acres of property owned |

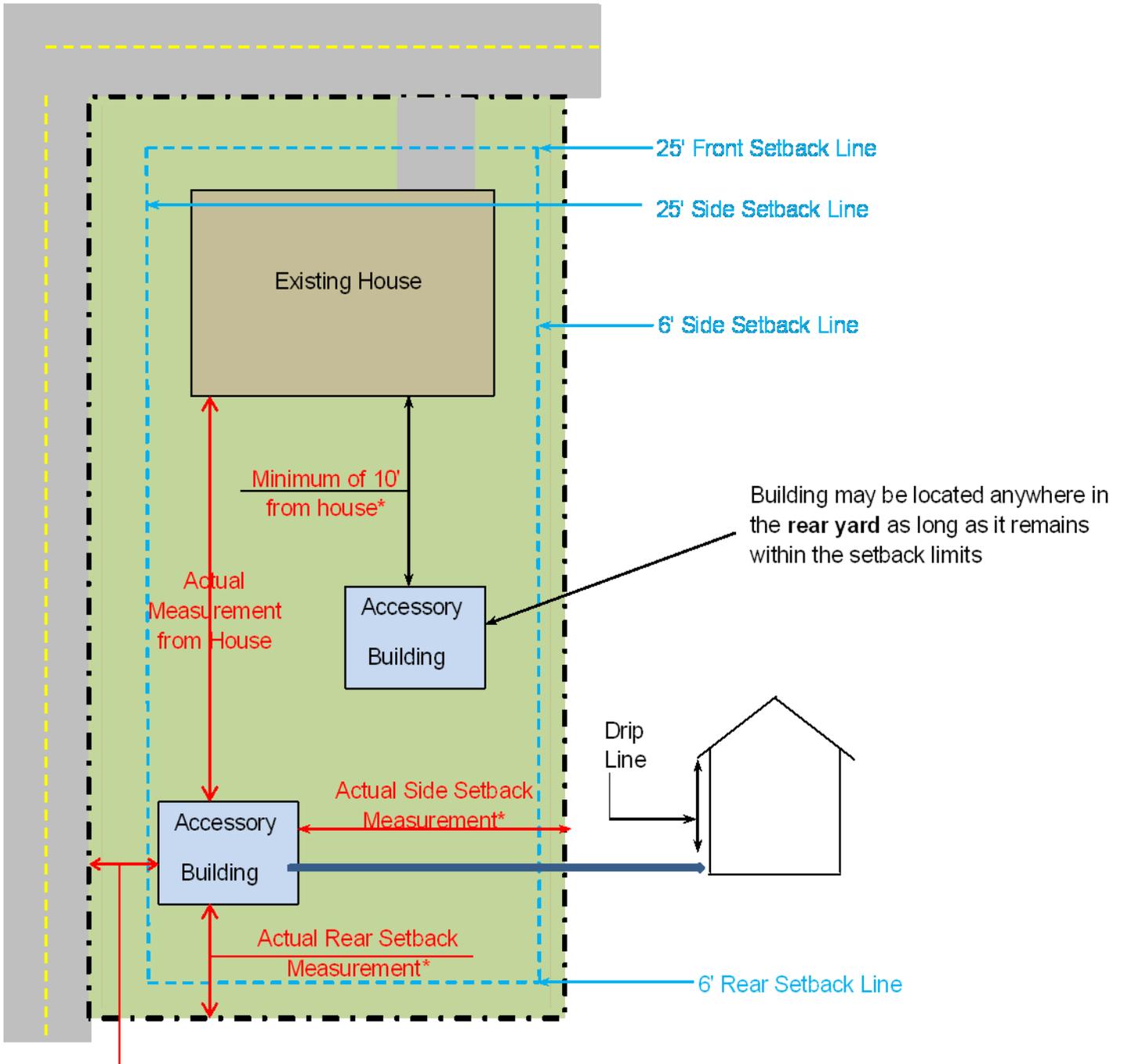
No accessory structure allowed under Section 405.640 B1 of the city code shall be used as a residence unless a certificate of occupancy is issued for residential use of that structure and so long as that structure is the sole residence on the lot in which it is located.



*Example of an Acceptable Site Plan for an Interior Lot*



*Example of an Acceptable Site Plan for a Corner Lot*



Actual Side Setback Measurement\*

\*Denotes measurements that must be shown on site plan and permit application

*The Planning and Economic Development Department is made up of six full-time employees including a Planning and Economic Development Director, Administrative Assistant, Principal Planner, GIS Coordinator, Building Inspector, and Code Compliance Official. Our office is located at 204 North Main Street. The goal of the department is to serve the citizens of Republic through pursuance, guidance, and assistance in the development of the City. This is accomplished through marketing and strategic planning accompanied by oversight and enforcement of the City's Building Codes, Zoning Codes and Subdivision Regulations.*



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### Planning and Development Department

