

## Guidelines

From the Pleasant Hill  
Zoning Regulations

- ◆ There shall be permitted one detached garage [with] not more than one car to each 2,500 square feet of lot areas, provided that such garage shall be located not less than 60 feet from the front line, or in shallower lots, back two-thirds the depth of the lot; but in no case shall a garage be located closer to the front than the building line of buildings on that street.
- ◆ A garage or accessory building may be built on the lot line on the rear one-third of the lot provided that the rear lot line has an alley or utility easement.
- ◆ A garage constructed as an integral part of the main building shall be subject to the regulations affecting the main building.
- ◆ With the exception of district M-1 and M-2, inoperative vehicles may not be stored or repaired (other than in closed garages) on the premises.  
*Article II, Sec.58-34, Paragraph (b)8c*
- ◆ In any district a detached accessory building, not exceeding 24 feet, or two stories in height, or in any case not higher than the main building, may occupy not more than 30 percent of a rear yard, except that in district M-1 or M-2, if such building is not more than one story or 16 feet high, it may occupy 40 percent of a rear yard.

*Article IV, Sec. 58-154, Paragraph (3)d*

## INSPECTIONS

Inspections required include but not limited to footings, foundation walls, ground rough plumbing, framing, gas line, electrical service, water & sewer service lines, sidewalks, driveway approaches and final. Please call 24 hours in advance for inspections at:

**(816)540-3135**

## Guidelines (cont.)

From the Pleasant Hill  
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- ◆ On single-family dwellings, there shall be a side yard on each side of a building not less than ten percent of the width of the lot. Such side yard shall not be less than seven and one-half feet, and need not be more than ten feet.
- ◆ On corner lots where no adjacent interior lot faces the side street, there shall be a side yard on the street side of not less than 15 feet.  
*Article II, Sec. 58-34, Paragraph (d)3*
- ◆ All open parking areas shall be surfaced with a permanent dust free surface (concrete or asphalt).

*Article II, Sec. 58-156, Paragraph (g)*



## QUESTIONS????

If you have questions, we'll be glad to answer them. Call the Community Development Department at 540-3135

## City of Pleasant Hill

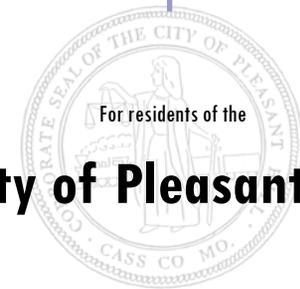
203 Paul Street

Pleasant Hill, MO 64080

**Phone: 816-540-3135**

**Fax: 816-987-5141**

## Accessory Building Information



## City of Pleasant Hill



Community Development Department  
Randy Miller, Director  
[ecodev@pleasanthill.com](mailto:ecodev@pleasanthill.com)

**Tel: 816-540-3135**

This handy guide is intended to assist the property owner in complying with the City's regulations regarding accessory buildings.

This brochure is not intended to be a complete list of requirements but is a helpful guide for stepping through the process. The permit holder/property owner is responsible for full compliance with all local ordinances and regulations as adopted by the City of Pleasant Hill including the International Building Code.

In addition, the property owner should check all subdivision covenants regarding placement, construction type and allowance for accessory buildings. Many times accessory buildings are allowed by ordinance but not allowed by subdivision covenant.

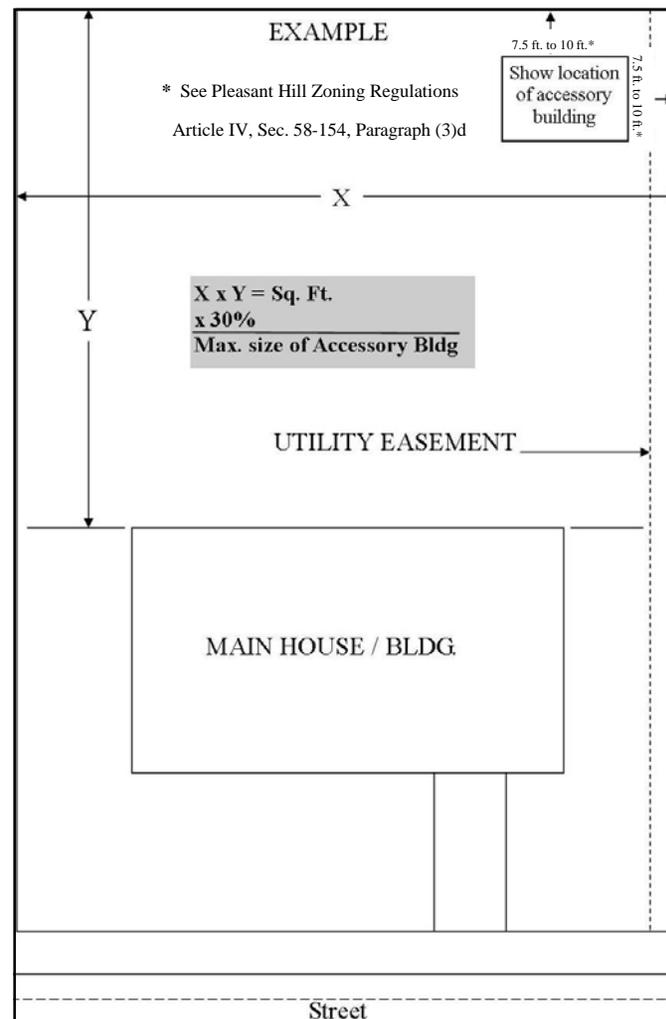
### Accessory Building Highlights

- ◆ A Building Permit is required on a detached **Residential** accessory building greater than **200 sq. ft.** However, setbacks must be maintained as per site plan at right.
- ◆ Building Permits are required on a detached **Commercial** accessory building greater than **120 sq. ft.**
- ◆ The application must include a site plan of your property similar to the example at the right and detailed construction plans may be required depending on size and type.
- ◆ The maximum size of the accessory building must not exceed 30% of the rear yard area in residential areas.
- ◆ If your building stores a motor vehicle you must pave a drive constructed of concrete or asphalt.
- ◆ Questions ?? Call 816-540-3135.

### Submittal Items Required for a Building Permit

- ◆ Completed building permit application.
- ◆ Site plan of your property and the proposed structure.
- ◆ Detailed building construction plans (depending on size and complexity).

## Site Plan of Your Property



# Guidelines for an Accessory Building

**Call 1-800-344-7483  
before digging!**



### Accessory Building Definition

A subordinate building having a use customarily incident to and located on the lot occupied by the main building; or a use customarily incident to the main use of the property. A building housing an accessory use is considered an integral part of the main building, or is under an extension of the main roof and designed as an integral part of the main building.

*Pleasant Hill Zoning Regulations*

*(Article II, Sect. 58-1.)*