



## RESIDENTIAL ACCESSORY STRUCTURES

### RESIDENTIAL (RE, RP-E, R-1, RP-1, RP-2) AND AGRICULTURAL (AG) ZONING DISTRICTS

Revised March 2024

A permit is required for most accessory buildings and structures such as detached garages, carports, gazebos, and sheds. Detached accessory buildings/structures 120 sq. ft. or less do not require a permit, but are subject to the setback requirements noted in this brochure.

#### Permit Application and Review Process

- Contact the Community Development Department to determine the zoning for the property, and comply with the requirements outlined in this brochure.
- Apply through our [Online Permitting Portal](#) and provide the following for review:
  - Legal plot plan drawn to scale that shows property lines and dimensions, existing buildings and structures, the size and location of the proposed structure, setbacks, utility easements, and rights-of-way. Contact Community Development at 913.477.7725 for more information;
  - Construction drawings and details are required;
  - Any additional information required to clarify materials, colors, etc.
- Once the submittal is complete, the application will be reviewed and the applicant will be contacted when the review is complete.
- The building permit fee is due at the time the permit is issued.

#### General Zoning Requirements

The following general requirements apply to all residential accessory buildings and structures:

- **Floor Area:** Unless otherwise provided in this brochure, the total floor area of any 1 accessory building or structure, with the exception of bonafide agricultural structures, which includes buildings and structures used strictly for the housing of farm equipment, cattle or horse, hay, etc., shall not exceed the total ground floor area of the dwelling unit, inclusive of any attached garages. The total ground floor area of all accessory buildings and structures shall be in compliance with zoning district open space requirements.
- **Height:** The maximum height is 25 feet.
- **Rear Yard:** Generally, accessory structures and buildings must be located in the rear yard, except as noted in the following sections.
- **Parcels larger than 1 acre:** On parcels which are larger than 1 acre, the Community Development Director may permit residential accessory buildings and structures to be located within the front yard area, but behind the required front and side setback lines, where the principal structures within the established neighborhood generally maintain greater setbacks, or other similar design diversity has been established. Such buildings and structures shall be constructed of quality material and designed to be architecturally compatible with the dwelling unit.

- **Appearance:** Residential accessory buildings and structures larger than 200 sq. ft. in area shall be constructed of quality materials and compatible in design and character with the dwelling unit.

**ADDITIONAL ZONING REQUIREMENTS FOR AG, RE AND RP-E DISTRICTS**

Setbacks for Residential Accessory Buildings and Structures in AG, RE and RP-E Zoning Districts							
Zoning District	Open Space	Buildings/Structures > 200 sq. ft. and/or > 10 ft. ht.			Buildings/Structures ≤ 200 sq. ft. and ≤ 10 ft. ht.		
		Street Side Yard	Interior Side Yard	Rear Yard	Street Side Yard	Interior Side Yard	Rear Yard
AG	90%	50'	50'	50'	50'	10'	10'
RE/RP-E	75%	50' perimeter streets 35' internal streets	25'	25'	50' perimeter streets 35' internal streets	10'	10'

**ADDITIONAL ZONING REQUIREMENTS FOR R-1, RP-1, AND RP-2 DISTRICTS**

Setbacks for Residential Accessory Buildings and Structures in R-1, RP-1 and RP-2 Zoning Districts							
Zoning District	Open Space	Buildings/Structures > 200 sq. ft. and/or > 10 ft. ht.			Buildings/Structures ≤ 200 sq. ft. and ≤ 10 ft. ht.		
		Street Side Yard	Interior Side Yard	Rear Yard	Street Side Yard	Interior Side Yard	Rear Yard
R-1/RP-1	60%	20'	7'	20'	20'	5'	5'
RP-2	60%	25'	7'	20'	25'	5'	5'

**Note:** If the accessory building is no larger than 200 square feet and taller than 10 feet, the setback shall be at least equal to the height of the structure, but need not exceed the minimum yard setback requirements for the zoning district in which it is located, unless otherwise required by this Chapter.

**Maximum total ground floor area permitted for all accessory buildings and structures in R-1, RP-1, and RP-2:**

- **Lots less than 1 acre:** The maximum allowed total ground floor area for all accessory buildings and structures shall not exceed 250 sq. ft. in area for each 3,000 sq. ft. of lot area up to a maximum of 1,500 square feet.
- **Lots at least 1 acre but less than 2 acres:** The maximum allowed total ground floor area of all accessory buildings and structures shall be 2,000 square feet.
- **Lots at least 2 acres but less than 5 acres:** The maximum allowed total ground floor area of all accessory buildings and structures shall increase from 1,500 sq. ft. for each full acre of lot size greater than 1 acre and on a pro rata basis for each fraction of a full acre.
- **Lots 5 acres or larger:** The total ground floor coverage for all accessory buildings and structures shall not be limited if the structures comply with the zoning district setback and open space requirements of this Chapter.

**Contractor Requirements**

**Business License** – All general and sub-contractors are required to have a current **Lenexa Business License**, which may be obtained from the Community Development Department at Lenexa City Hall located at 17101 West 87<sup>th</sup> Street Parkway.



**Contractor License** – All general and sub-contractors are required to have a current **Johnson County Contractors' License** (JCCL) to obtain building permits, except those types of work for which no applicable category exists. JCCL is not required for fence, land disturbance and site development permits. This list of exceptions is not complete; new categories may be added or deleted at the City's discretion.

The JCCL is obtained from the Johnson County Courthouse offices located at 111 S. Cherry, Olathe, KS. Their phone number is (913) 715-2233. The website is <https://www.jocogov.org/dept/planning-and-codes/cls/home>

- ✓ ***Detached accessory buildings that are 120 sq. ft. or less in area do not require a building permit, but must comply with zoning regulations.***
- ✓ ***Detached accessory buildings with an area of 600 square feet or less do not require frost depth footings.***

Accessory buildings and structures in commercial zoning districts are not subject to the same regulations outlined in this brochure. They are viewed on a case-by-case basis by Community Development Department Staff.