



Building & Zoning Department
215 S. Broadway, Louisburg, KS 66053
913-837-5811 · louisburgkansas.gov
rwhitham@louisburgkansas.gov

ACCESSORY BUILDINGS

Permit Fee:

- Depends on square footage.
- Value \$21.14/square foot.
- Permit cost is \$69.25 for first \$2,000 and \$14 for each additional \$1,000.
- Additional cost for electrical and plumbing.

Items Required for Permit:

- Application.
- Site Plan.
- Drawing of Accessory Building must be stamped by Licensed Design Professional for buildings greater than 300 square feet.

Requirements:

- Less than 150 square feet does not require a permit.
- Maximum 24 ft x 36 ft with 10 feet side walls (larger buildings may be allowed with a SUP).
- Shall be constructed with like materials, including roofing and siding of the house.
- Setbacks – 5 ft. side yard and 5 ft. rear yard, 5 ft. from any other building (Other setbacks apply if there is an alley or if it is a corner lot).
- Shall not cover more than 30 percent of rear yard.
- Hard surface driveway (asphalt or concrete) from street to accessory building required for buildings greater than 300 square feet.
- 36" deep footings.
- Construction per 2003 IRC.
- Licensed Contractors through Miami County, Kansas, Contractor Licensing Code.
- From City of Louisburg Zoning Regulations: *All other detached accessory buildings, including garages and carports, shall be constructed with like material, including roofing and exterior siding, of the primary structure.*
- Verify with HOA, if applicable, additional accessory building requirements.

Inspections:

- Footings.
- Rough-In.
- Final.



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Article 6 SUPPLEMENTARY DISTRICT REGULATIONS

B. Accessory Buildings, Structures and Uses.

1. No accessory buildings or structures shall be erected in any required front or side yard, and no detached accessory building shall be erected closer than five (5) feet to any other building. Accessory buildings may be located in the rear yard, but shall not be closer than five (5) feet to the rear or side lot-line except that if the building has a vehicular alley entrance that is perpendicular to the alley line, the setback of the building shall not be less than ten (10) feet from the alley line and if the building is built parallel to the alley line and has a vehicular entrance from a wall that is perpendicular to the alley line, no setback shall be required from the alley line. No accessory building shall cover more than thirty (30) percent of the required rear yard, be constructed upon a lot until the construction of the main building has been started, or be used for dwelling purposes. Accessory buildings shall not be placed within easements. Setbacks shall be equal to or greater than easement width. Accessory buildings shall be ancillary to the primary dwelling and shall be located on the same lot as the primary dwelling. Swimming pools shall maintain a distance of at least ten (10) feet from water's edge to any property line. Concrete decking shall not be located on any utility easement.
2. Detached accessory storage buildings with a gross floor area of one hundred fifty (150) square feet or less do not require a building permit, and are not subject to design standards.
3. Detached accessory storage buildings with a gross floor area greater than one hundred fifty (150) square feet require a building permit, must be constructed in accordance with the current building code, and are subject to design standards. Sidewalls of said buildings shall not exceed ten (10) feet in height. Any such accessory building that contains an 8-foot wide by 7-foot tall or greater garage door opening, or that exceeds three hundred (300) square feet in gross floor area, shall require construction of a hard surface driveway.
4. Detached accessory garages or carports shall not exceed a three-car capacity or floor dimensions of thirty-six (36) feet by twenty-four (24) feet and the side walls of said buildings shall not exceed ten (10) feet in height. All accessory garages or

carports are subject to design standards and require construction of a hard surface driveway.

5. A larger detached accessory building may be permitted by special use permit as stated in Article 11 if it can be demonstrated that the building will be compatible with the neighborhood in design, location and size. Such request will require preparation of a site plan, will be subject to design standards, and will require construction of a hard surface driveway.
6. Accessory uses shall not be permitted in the required front yard but may be permitted in the side or rear yard.
7. In residential and mobile home districts, dish antennas shall be located only in the rear yard. A dish antenna may be allowed to be located in a side yard by special use permit as outlined in Article 11.



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APPLICATION FOR OTHER STRUCTURES

Date: _____ Permit # _____

Property Owner: _____

Property Owner Address: _____ Phone: _____

Contractor: (Must be Licensed in Miami County)

Contractor Name: _____

Contractor Phone: _____ Email: _____

General: _____ Mechanical: _____

Electrical: _____ Plumbing: _____

Foundation: _____ Site Utility: _____

Roofing: _____ Fire Sprinkler: _____

Description of structure to be constructed: _____

Estimated cost of new construction: _____

Size of structure: Width _____ Length _____ Total square footage _____

Intended use of structure: _____

Principal material to be used in construction: _____

I, _____, hereby certify that the information provided herein is true and correct and that all Zoning Regulations shall be complied with. I certify that all contractors listed above are licensed under the Miami County, Kansas, Contractor Licensing Code. I further understand that any permit based upon false or incorrect statements of a material fact necessary to the issuance of the permit, shall be void.

Date: _____ Signature: _____

Office Use Only

ATTACHED:

_____ Site Plan _____ Building Plans _____ Date Paid

_____ Amount Due _____ Receipt #

Assigned address: _____