

# ACCESSORY STRUCTURE STANDARDS

**UNIFIED DEVELOPMENT CODE SECTION 4-1** 

#### **DETACHED GARAGES**

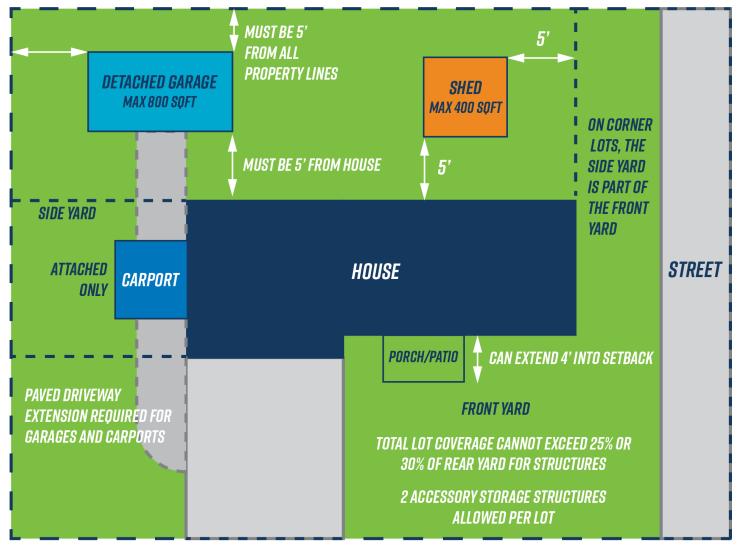
- The garage shall not be any larger than 800 sqft or 5% of the lot area; whichever is greater.
- Accessory dwelling units must meet the same setbacks and coverage requirements.
- Accessory structures shall not be taller than the primary structure.
- **DRIVEWAYS:** Garages must have driveway access and it must be a hard paved surface (the total driveway coverage in the front yard must not exceed 35%, or 50% if on a cul-de-sac).
- Garages that face a street shall not be located closer than 25 feet to the street right-of-way line.

#### STORAGE SHEDS

- A permit is required for storage sheds larger than 120 sqft.
- ALL DETACHED ACCESSORY
   STRUCTURES MUST BE LOCATED IN THE REAR YARD OR NON-STREET SIDE YARD.
- Accessory structures cannot be built on any easements (drainage, utility or access).

#### **CARPORTS**

- Detached carports are not allowed outside of the rear yard.
- All carports must meet setbacks and have driveway access. (See back for details)



## ACCESSORY STRUCTURE DESIGN GUIDELINES

The following are examples of acceptable accessory structures that are allowed in residential zoning districts. All accessory structures are allowed in the rear yard as long as they meet the required setbacks, **not in street-side side or front yards**. Attached carports and garages can be in the side yard as long as all setbacks are met.

### **DETACHED GARAGES**

DESIGN/MATERIAL COMPATIBLE WITH PRIMARY STRUCTURE



**MUST HAVE A PAVED DRIVEWAY AND A DOOR** 

### STORAGE SHEDS

DESIGN/MATERIAL COMPATIBLE WITH PRIMARY STRUCTURE



**MUST BE IN THE REAR YARD** 

## ATTACHED CARPORTS

DESIGN/MATERIAL COMPATIBLE WITH PRIMARY STRUCTURE



MUST BE ON A PAVED SURFACE. DETACHED CARPORTS CAN BE IN THE REAR YARD BUT MUST HAVE A DRIVEWAY.

# BEFORE YOU BUILD OR BUY, PLEASE CHECK WITH US!

Obtaining all of the required building permits, reviews, and inspections will save you money and time down the line. Avoid any fines or code violations by checking with us first! Call 816-331-4331 with any questions.

# STRUCTURES THAT ARE NOT ALLOWED



METAL CARPORTS IN FRONT OR SIDE YARD



SHIPPING CONTAINERS



FABRIC CARPORTS



MAKESHIFT BUILDINGS

<sup>\*</sup>Home improvement stores might sell products that are not permitted in Belton.