

Other Requirements

Accessory buildings must be placed a minimum of 5 feet from any other building on your property.

For more information contact the following:

- **Building Inspections:** 816-847-6220
- **Building Official:** 816-847-6226

CONTACT US



816-847-6220



www.cityofgrainvalley.org



info@cityofgrainvalley.org



711 Main Street
Grain Valley, MO 64029



Homeowner's Associations

Additional restrictions may exist for your neighborhood in private covenants attached to the deed of your property. The City does not enforce these private agreements. You are encouraged to consult with your HOA representatives or deed documents for further restrictions.



GRAIN VALLEY
MISSOURI
COMMUNITY DEVELOPMENT

Information for:

Accessory Buildings

www.cityofgrainvalley.org

When are Permits Required

A permit is required when a new accessory building is constructed with a floor area greater than 200 square feet (sq. ft.).

Examples of accessory builds include:

- Detached garages
- Carports
- Tool or storage shed
- Greenhouses or playhouses

Buildings with a floor area of greater than 400 sq. ft. require, at minimum, concrete pier footings. The bottom of the footing must be set below the frost line, to a depth of at least 36 inches.

Fees:

The fee for the building permit is figured from the valuation of the project with a minimum fee of \$30.00.

The plot plan must show:

1. Accurate location of the proposed structure
2. Distance from rear and side property lines
3. A note should be placed on the plot plan

Building Size & Numbers

Building size and numbers are determined by lot size and zoning district. In no case shall an accessory building be more than 20 feet or 2 stories in height.

- Lots not exceeding 1 acre within Districts "R-1", "R-1A", "R-1B", "R-1C" and "R-2" may have a detached garage not occupying more than 30% of the rear yard or 1,000 square feet whichever is smaller. Also a shed not to exceed 250 square feet is allowed.

- Lots 1 acre in size that do not exceed 3 acres may occupy up to 30% of the rear yard or have two accessory buildings up to 2,400 square feet each whichever is smaller.

- Lots equal to or over 3 acres may occupy up to 30% of the rear yard or have two accessory buildings up to 5,000 square feet each whichever is smaller.

Side and Rear Yards

A detached garage or accessory building may be built not less than 5 feet from a side or rear lot line.

Front Yard

No accessory buildings may be located in the front yard.



Utility Easements

No buildings are permitted to be located in a utility or drainage easements. Before applying for a permit contact the Community Development Department to see if there are any easements on your property.

Before construction, the City encourages you to Contact Missouri One Call at **1-800-DIG-RITE** for information on utility line locations.

Where can I find the building permit application?

Scan QR code to view all permit forms.

