



# ACCESSORY STRUCTURE STANDARDS

## UNIFIED DEVELOPMENT CODE SECTION 4-1

### DETACHED GARAGES

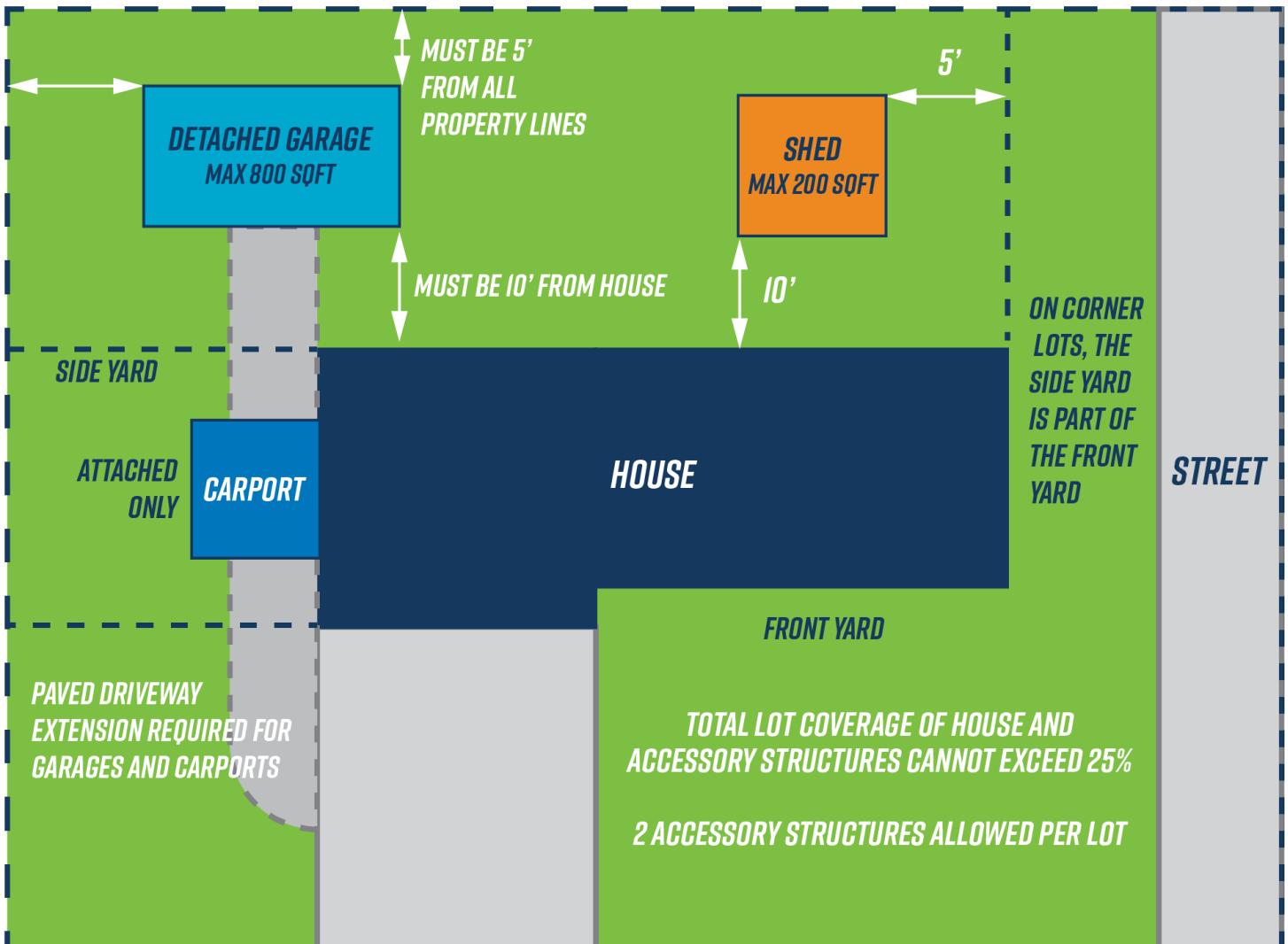
- The garage shall not be any larger than 800 sqft or 5% of the lot area; whichever is greater.
- Accessory dwelling units must meet the same setbacks and coverage requirements.
- Accessory structures shall not be taller than the primary structure.
- **DRIVEWAYS:** Garages must have driveway access and 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 up to a maximum of 200 sqft.
- **ALL DETACHED ACCESSORY STRUCTURES MUST BE LOCATED IN THE REAR YARD**
- Accessory structures cannot be built on any easements (drainage, utility or access).

### CARPORTS

- Temporary, detached, metal carports are not allowed.
- 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 the side or front yard**. Attached carports and garages can be in the side yard as long as all setbacks are met.

## DETACHED GARAGES

*COLOR AND MATERIAL MUST MATCH PRIMARY STRUCTURE*



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

## STORAGE SHEDS

*COLOR AND MATERIAL MUST MATCH PRIMARY STRUCTURE*



**MUST BE IN THE REAR YARD**

## ATTACHED CARPORTS

*COLOR AND MATERIAL MUST MATCH PRIMARY STRUCTURE*



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

## STRUCTURES THAT *ARE NOT* ALLOWED



**METAL CARPORTS IN FRONT OR SIDE YARD**



**FABRIC CARPORTS**



**SHIPPING CONTAINERS**



**MAKESHIFT BUILDINGS**

***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.

\*Home improvement stores might sell products that are not permitted in Belton.