



Residential Accessory Structures

Guidelines for Detached Accessory Structures

Why should you obtain a building permit?

Your home is an investment. If your construction project doesn't comply with codes adopted by your community, the value of your investment may be effected. Property insurers may not cover work done without building permits and inspections. If you decide to sell and have done modifications to your home without the appropriate permits, you may be required to do costly repairs or alterations.

For more information on the benefits of building permits, visit the City of Merriam's website merriam.org or call the City's Community Development Department at 913-322-5520.

Permit Requirements

In general, permits are required to construct a detached accessory building. However, building permits for storage sheds 150 square feet or less don't need a permit. The Community Development Department requests you bring in a copy of your plot plan showing the size and location of your proposed structure to verify compliance with size and setback requirements.

If your structure doesn't require a building permit, staff will initial and date your plot plan stating there are no building permit requirements and approve the location.



CITY OF MERRIAM, KANSAS
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This information is provided to assist in communicating City of Merriam's requirements for residential accessory structures. This is not a complete list of requirements. The property owner is responsible for full compliance with local ordinances and regulations as adopted by the City of Merriam.

Detached accessory structures include storage sheds, garages, bathhouses for pools, swimming pools, workshops, child's playhouses, etc. Complete requirements for detached accessory structures or uses may be found in Chapter 74, Article VIII of Merriam Code. Detached structures must be visually compatible with the principle structure.



Setback Requirements

A minimum of 7-foot side-yard setback is required. No accessory building can be located less than 60 feet from the front lot line. Accessory buildings are to be located behind the rear building line of the principle structure. No part of an accessory building can be located closer than 10 feet to the home.

A 10-foot minimum rear-yard setback is required when located adjacent to an alley. If no alley exists, a 7-foot minimum rear-yard setback is required. All dimensions are measured to the exterior wall.

Corner lots have unique setback requirements for accessory buildings. Contact Community Development for the setback requirements for corner lots.

Size Restrictions

A structure (workshop, storage building, or child's playhouse) may not exceed 150 gross square feet or an amount equal to three percent of the area located behind the rear building line. No structure can exceed 250 gross square feet. Structures cannot have a total height greater than 12 feet, with a sidewall height no greater than 8 feet.

Lots that are 10,000 square feet and smaller are allowed an 800 square foot or smaller detached garage. Lots larger than 10,000 square feet may have a larger detached garage. Please contact Community Development for additional information. The maximum building height for detached garages is the same as the property's zoning district. The cumulative gross square floor area of all accessory structures must be less than the habitable square footage of the home.



Multiple Accessory Structures

Residences are allowed one each of the following: workshop, storage building, child's playhouse, detached garage or carport, and bath house. The cumulative gross square floor area of all detached structure shall not exceed the square footage of the habitable space of the principle structure.



Pool Requirements

Construction of an inground or above ground swimming pool requires a building permit. Private pools having a depth greater than 2 feet are required to comply with Chapter 74, Article VIII of Merriam Code and adopted Building Codes. To obtain a building permit for pool installation, please bring a copy of your plot plan showing the pool's proposed location.

Pools are required to be located behind the established front building line and not less than 10 feet from any other structures and the rear- and side-lot lines. In the case of corner lots, a pool must be located at least 30 feet from any front lot line.

Pools are required to be separated from the adjoining property with a protective fence or other permanent structure at least 4 feet in height. Protective enclosures must be provided with locks and kept locked while the pool is unattended.

Another concern for pool installations is the location of overhead power lines. Typically, overhead service lines must be a minimum of 25 feet above the water.

Please contact Community Development for additional information.

