



## **RESIDENTIAL ADDITIONS**



**Community Development Department  
Current Planning Division  
111 East Maple  
Independence, MO 64050**

**City of Independence**  
Community Development Department  
Current Planning Division  
111 East Maple  
Independence, MO 64050  
(816) 325-7425  
[www.independencemo.org](http://www.independencemo.org)



## Do I need a building permit?

All new building additions are subject to City of Independence code regulations. Contact Building Inspections at 816-325-7401 to determine whether or not your addition requires a building permit.

## What do I need to submit for a building permit?

The following documents must be submitted with the building permit application.

- Building permit fee;
- A plot plan showing all proposed and existing structures including the distances to all adjacent property lines, the location and name of all streets adjacent to the lot;
- Construction drawings and details as required by the Building Inspection Division;
- Additional information as required by the City of Independence.



## What are the setbacks requirements?

Any residential room addition must comply with the setback requirements of the zoning district. The table below summarizes the setback requirements for residential districts.

Table 300-2 Lot and Building Standards		R	R	R	R	R	R	R	R	
		A	1	2	4	6	12	18	30	
<b>CONVENTIONAL DEVT</b> Lot Size	Min. lot area (square feet)									
	Min. lot area per unit (sq. ft.)	3 Ac	40,000	20,000	10,000	7,000	3,500	3,500	3,500	
	Min. lot frontage (feet)	3 Ac	40,000	20,000	10,000	7,000	3,500	2,400	1,450 [1]	
	Max. lot depth to width ratio	240	120	100	75	60	30	30	30	
	Min. Exterior Setback (ft)	4/1	NA	NA	NA	NA	NA	NA	NA	NA
	Lateral streets	50	50	50	50	50	50	50	50	50
	Collector/minor arterial	50	50	35	35	35	35	35	35	35
	All other streets	50	50	35	25	25	25	25	25	25
	Min. Interior Rear Setback (feet)	50	50	30	30	20	20	25	25	25
	Min. Interior Side Setback (feet)	35	15	10	5	5	5	5	5	5
Maximum Height (feet)	None	35	35	35	35	35	35	35[3]	35[3]	

## What are the height restrictions?

Any addition must comply with the height requirements of the zoning district. In most residential districts the maximum height permitted is 35 feet.

## For more information about residential additions:

### Community Development Department

- **Building permit and building code questions—please contact 816-325-7401**
- **Zoning and location questions—please contact 816-325-7425**
- **Violations—please call 816-325-7425**



**!!!CALL BEFORE YOU DIG!!! 1-800-DIG-RITE (1-800-344-7483)**