



RESIDENTIAL ACCESSORY BUILDINGS

REVISION DATE: DECEMBER 2016



Buildings less than 120 square feet (120 sq. ft.) do not require a building permit unless they:

- are built on a permanent concrete foundation.
- contain plumbing.
- are served with electricity.

Note: *Buildings that are not required to obtain a building permit are still required to meet all setback and building requirements.*

Accessory buildings can only be built in rear yards. The structures cannot have sidewalls over 15 feet measured from the bottom of the bottom plate to the top of the top plate on lots less than 1 acre (43,560 square feet). Accessory structures on lots greater than or equal to one acre, the maximum building height in the applicable zoning district shall apply.

Multiple buildings are allowed as long as they do not total more than the combined floor space allowed per the table below. Interior lot side yard setbacks are a minimum of six feet (6'), measured from the drip line of the building roof to the property line. Corner lot street side yard setbacks are a minimum of twenty-five (25) feet, measured from the drip line of the building roof to the property line. Rear yard setbacks are a minimum of six (6) feet, measured from the drip line of the building roof to the property line. No accessory buildings shall be erected within 10' of the existing house. A complete and accurate site plan showing the building location on the lot with respect to the existing structures and the required setbacks from the side and rear lot lines, is required with the permit application.

Buildings with sewer and water facilities must have the respective pipe ditches separated by ten feet (10'). Ditches for sewer, and water will be a minimum of eighteen (18") deep.

All concrete slab-on-grade (monolithic slab) foundations and conventional foundations will have a footing a minimum of eight inches (8") thick, a minimum of twenty-four inches (24") below finished grade. Wooden foundations will be constructed of pressure treated lumber.

Per section 405.640 of the city's municipal code, Accessory structures to a residence on a single property shall not singularly or in total exceed the following structure sizes listed on page two for the main floor level.

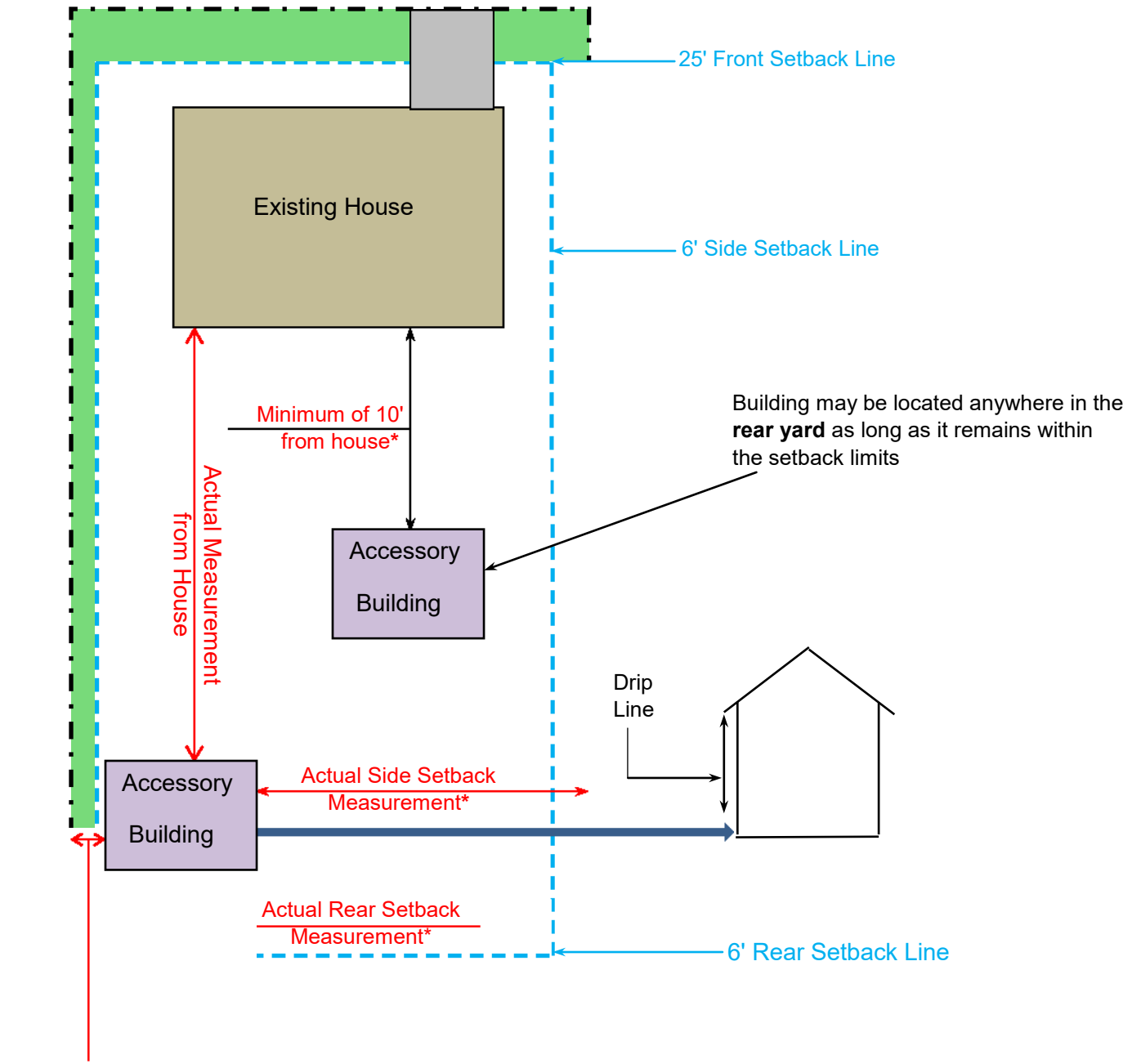
GRADUATED INCREASE IN ACCESSORY STRUCTURE SIZE

Lot Size	Maximum Allowable Structure Size
0 to 7,000 square feet	500 square feet
7,001 to 9,000 square feet	780 square feet
9,001 to 12,000 square feet	950 square feet
12,001 to 21,780 square feet	1080 square feet
21,781 to 43,560 square feet	2,000 square feet
43,561 to 65,340 square feet	2,500 square feet
65,341 to 87,120 square feet	3,000 square feet
87,121 to 108,900 square feet	3,500 square feet
108,901 to 217,800 square feet	4,500 square feet
217,801 or more square feet	6,000 square feet for each five acres of property owned

No accessory structure allowed under Section 405.640 B1 of the city code shall be used as a residence unless a certificate of occupancy is issued for residential use of that structure and so long as that structure is the sole residence on the lot in which it is located.



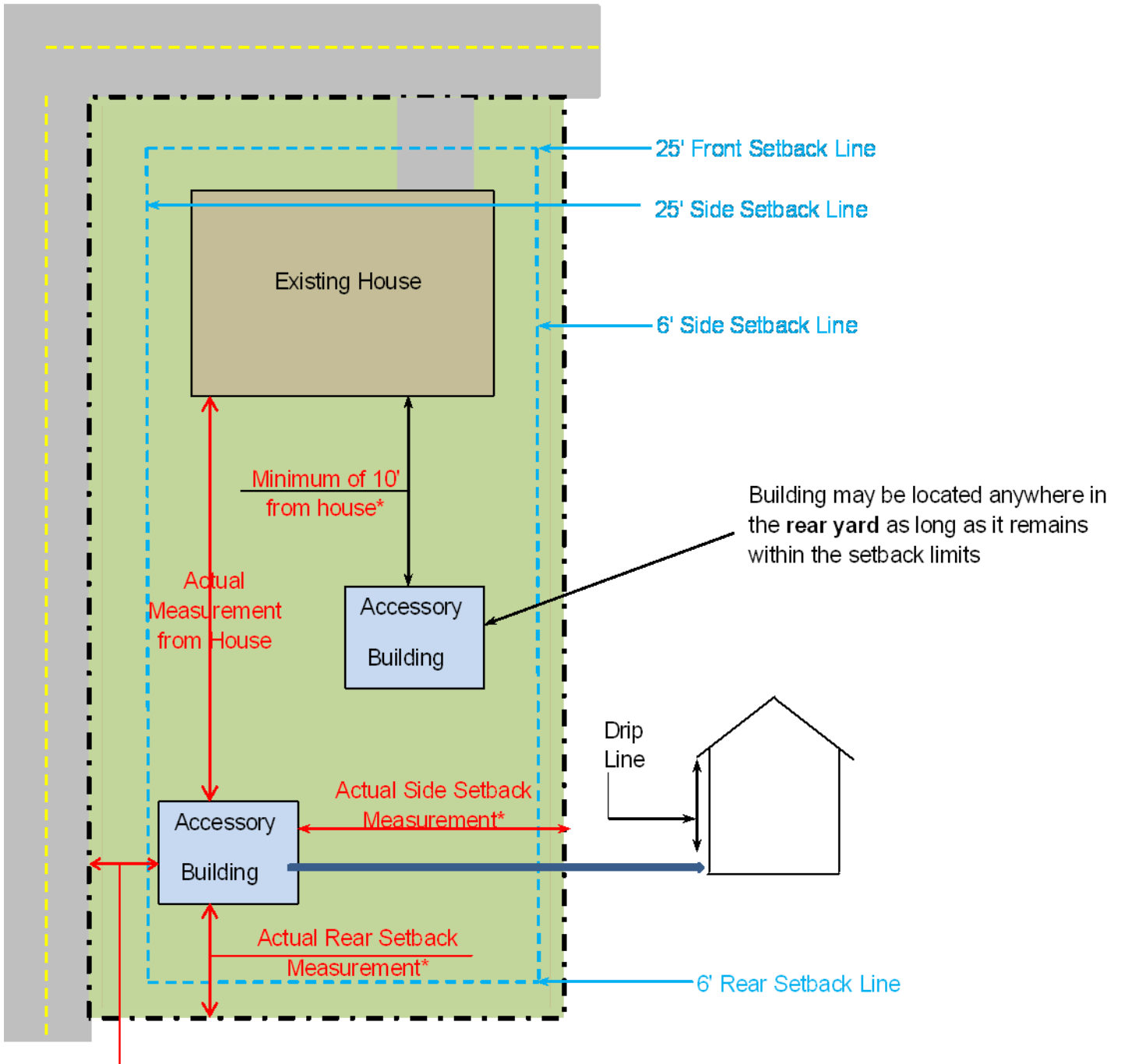
Example of an Acceptable Site Plan for an Interior Lot



Measurement*

*Denotes measurements that must be shown on site plan and permit application

Example of an Acceptable Site Plan for a Corner Lot



Actual Side Setback Measurement*

*Denotes measurements that must be shown on site plan and permit application

The City of Republic is located in Greene County in the southwest corner of the State of Missouri approximately ten miles from the City of Springfield, forty-five miles from Branson, and within a two-hour drive to the states of Oklahoma, Kansas, and Arkansas.

Republic began its existence in 1871 and soon thrived due in large part to the Frisco Railroad, which ran through town. Early accounts of the City indicate the existence of grain elevators within the City, a blacksmith shop and livery stable, as well as a tomato factory and cheese factory. A flourmill was built in 1890 and soon became the largest in the Middle West and carried the slogan "*The World is our Field.*" It is unknown how the City achieved the name "*Republic*" but it is believed the first post-master may have named the town. During 1904 and 1905, iron ore was mined and shipped from Republic's limekiln located south of town. Due to the fertile, gentle rolling land of this area, Republic became known as one of the major fruit producers in the Midwest, producing apples, peaches, grapes, strawberries, and tomatoes. As was common in southwest Missouri, many early citizens worked as strawberry pickers and shipped the fruit by railcar every season.

The City of Republic is fortunate to have a broad economic base. The City has several retail shops, grocery stores, factories, etc. Republic is a great place for locating a business due to the strong residential base, which provides a large pool of qualified, available work force. Republic is a pleasant place to work without the difficulties of traffic jams and limited parking. The City has no earnings tax and has ample quality office and retail space available. The City's close proximity to Springfield

We're on the Web!



<http://www.republicmo.com/378/Builders-Resources>

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