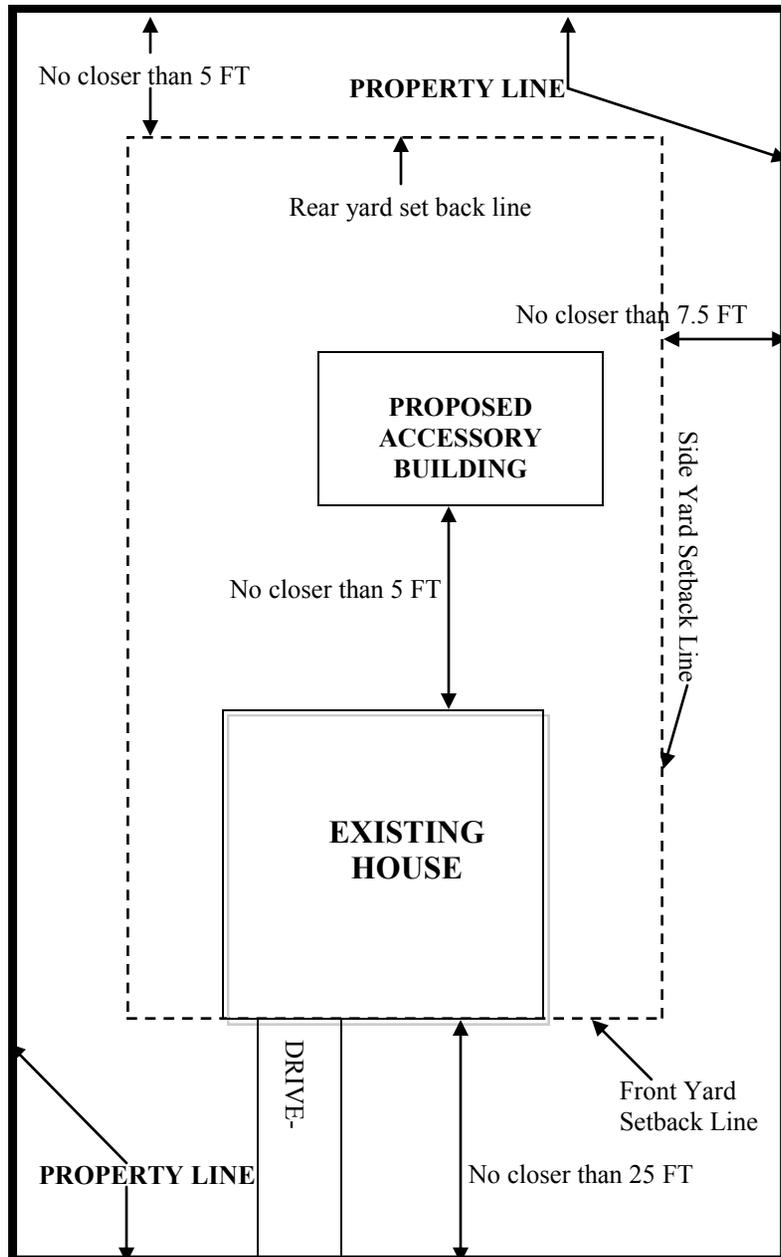


Site Plan Example



CITY OF BONNER SPRINGS

ACCESSORY BUILDINGS



BUILDING INSPECTION
913.667.1710

GENERAL INFORMATION

ACCESSORY BUILDINGS:

- Cannot be located in the front yard.
- Cannot be built, moved, remodeled, altered or enlarged without a permit (see documentation requirements below)
- Accessory buildings can be erected in the back yard, so long as the following requirements are met:

No accessory buildings shall be erected:

1. closer than five (5) feet to any other building.
 2. closer than five (5) feet to the rear lot line.
 3. closer than 7.5 feet to the side yard line. (If a corner lot, must meet two building front setback lines)
 4. so that it encroaches across the building line of any lot.
 5. cover more than thirty (30) percent of the required rear yard.
 6. erected on or over any utility easement.
- (See diagram on back for example)

Homeowner/contractor **must call for underground locates prior to beginning construction.** A 72 hour time frame is required. Call Kansas One Call 1.800.344.7233 for all utility locates.

Accessory buildings shall not be erected on properties where no main structure exists, except in agricultural zoning districts for the storage of agricultural products or equipment or for shelter of livestock. These buildings shall not have sewer facilities within the accessory structure.

REQUIRED DOCUMENTATION

1. Complete "Construction Permit Application" which may be obtained at City Hall or online at bonner-springs.org.

2. Provide two (2) copies of a Site Plan. The site plan should include the following information:
 - a. The size and location of the accessory building
 - b. Location of existing structures
 - c. Distance from lot lines, utility easement, set back lines.
 - d. Site plan shall be drawn in accordance with an accurate boundary line survey.
3. Two (2) sets of construction plans are required. The plans should include framing details, footing and foundation plans.

Permit fees for accessory buildings will be based on the valuation of the structure.

REQUIRED INSPECTIONS

1. **Building Location Inspection:** This must be performed **prior** to construction. Homeowner/contractor is responsible for staking or flagging the proposed location of the accessory building. After staking and flagging are complete, call for a building location inspection. This inspection is required on **all accessory buildings regardless of size.**

- 1
 - a. Footing (2 hour notice)
 - b. Foundation wall (2 hour notice)
 - c. Framing (4 hour notice)
 - d. Final (4 hour notice)

To schedule an inspection call 913.667.1710.