

# Setback Guidelines

Freestanding structures may be located in the rear yard provided the following setbacks are met. Some lots may have special setback requirements. Call the Zoning Administrator for specific setbacks for your proposed project.

## **Single-family lot less than 10,000 square feet**

- Setback from rear and side property lines of at least five (5) feet.
- For lot line and village house types, the Planning Commission may waive the side-yard setback.

## **Single-family lot between 10,000 square feet and one (1) acre.**

- Setback from the rear and side property lines of at least ten (10) feet.

## **Single-family lot one (1) acre or more**

- Setback from rear and side property lines of at least twenty-five (25) feet.
- The Zoning Administrator may approve unique setbacks to blend with existing nearby structures but shall not reduce the setbacks to less than ten (10) feet.

## **Multi-family or attached housing**

- Where freestanding structures must be accessible from private roads and fire lanes their location shall be approved in the site plan review process to ensure essential access is safe and the structures do not create a nuisance to adjoining properties.
- For attached units, freestanding accessory structures are only permitted as approved in site plan review.
- Walled units, patio houses, and atrium houses shall contain all accessory structures within their walls.



***GARAGE***

***SHED***

***CARPORT***

***STORAGE***



## **Residential Accessory Structures**

Per the City of Paola Land Development Ordinance No. 3124 adopted April 10, 2018, residences may have accessory buildings provided they meet the following standards.

- No more than two (2) detached accessory structures for each principle residence. There may be one detached garage or carport and one detached accessory building used for storage.
- Accessory structures can not be placed on residential lots that do not have a principle dwelling.
- Freestanding structures are not permitted in front of the principle residence or in the front or side yards.
- Structures must be located in the rear yard with setbacks determined by lot size.
- Building must be constructed to 2018 International Building Code and align with design standards established by the City of Paola.

## Setbacks & Size Guidelines

- All accessory structures must have a minimum setback of at least five (5) feet from any property line, however,
  - Detached garages with vehicle access facing an alley shall maintain a minimum rear setback of fifteen (15) feet.
- All accessory structures exceeding 120 square feet shall be no closer than ten (10) feet to the principle residence.
- In the case of a corner lot, accessory buildings can not project closer to the street side yard than the front yard abutting.
- In a corner lot, all structures must comply with the street setbacks on the street side yard.
- No single accessory building can occupy more than 30% of the required yard space in the rear half of the lot; nor can all buildings collectively occupy more than 40% of required yard space.

### Lot size one (1) acre or smaller

- The aggregate size of all permitted detached accessory structures shall not exceed 360 sq. ft. of floor area for every 3000 sq. ft. of lot size with a maximum size of a single structure not to exceed 900 square feet OR the ground floor area of the principle residential structure if the residence's ground floor area is less than 900 sq. ft.
- Ground floor area is the footprint of the principle residence that includes the dwelling area of the main floor as well as an attached garage, shop or other work area.
- There is no pro rata for fractions of 3,000 sq. ft.

### Lot size greater than one (1) acre

- The aggregate size of all permitted detached accessory structures shall not exceed the ground floor area of the primary structure.

## Architectural Standards

### Accessory structures in excess of 120 square feet

- Lower one-third of the front of an accessory structure, as well as any side facing a street or alleyway, must be faced with an architectural element complementary to the main dwelling as approved by the city zoning official.
- For sides facing adjoining lots, the lower one-third should be masonry or other architectural element as used on the front elevation OR have screening of three (3) foot high shrubs at three (3) feet on center.
- The remaining metal panel or siding color(s) are to be similar in tone and complementary to those used on the main dwelling and of architectural quality and profile as to compliment the materials used on the main dwelling, as approved by the city zoning official.
- High-gloss exterior finishes, including silver or any other highly reflective materials, are prohibited.

### Accessory structures less than 120 square feet

The above provisions are not applicable to fabricated storage buildings less than 120 square feet in size and detached carports, except that silver and highly reflective finishes are prohibited.

## Building Standards

- All accessory structures must be constructed as required by the 2018 International Building Code.
- May not be constructed of scrap material.
- Must comply with Paola's architectural standards.
- Any detached structure built on a trenched footing must have:
  - Perpendicular walls
  - Sidewall heights not to exceed ten (10) feet
  - Roof with a minimum pitch of three (3) vertical inches for each twelve (12) horizontal inches
  - Siding materials and colors consistent with similar buildings in the residential area;
    - Except for fabricated storage buildings less than 120 square feet and detached carports.
- Construction, projections, openings, and penetrations of exterior walls of the accessory building shall be one-hour fire resistive construction where located within ten (10) feet of a property line or between any other buildings located on the same lot (Paola City Code Section 500.200.3.C)
  - This provision is not applicable to fabricated storage buildings less than 120 sq. ft. in size and detached carports.
- Accessory structures greater than 120 sq. ft. in residential zones may incorporate vertical ribbed metal panel siding only if the main dwelling unit was constructed prior to 1997.
  - In instances where vertical ribbed metal panel siding is allowed, all other provisions apply.



*No accessory structure constructed prior to the adoption of Ordinance No. 3124 shall be enlarged, modified or remodeled in any way as to not be in conformance with the standards set forth in this section.*