



### Storm Water Considerations

a. No accessory structure or garage shall be constructed in a manner that will impair storm water flow whether there is a public storm drainage easement or not.

Per ordinance that was passed and adopted by the Governing Body of the City of Ottawa, Kansas, the 2<sup>nd</sup> day of March 2005.



Accessory Buildings are a subordinate building located on the same lot or groups of lots as a main building which service a function customarily incidental to the main use. Customary accessory buildings include garages, carports and small storage sheds. An accessory building does not include shipping containers.



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## City of Ottawa Community Development Department

### Accessory Structures and Garage Regulations

*City of Ottawa Zoning Regulations  
Article 24, Section 601.b.1(b). Accessory  
Structures*



No accessory structure shall be constructed or placed without first obtaining a proper building permit. Permit applications can be requested from the Community Development Department in City Hall, second floor.

No permit will be issued until all adopted codes have been conformed to and an appropriate site drawing, site inspection, and permit application are approved.

## Requirements to obtain a Building Permit

1. Complete a site drawing which illustrates accurate depictions of property lines, proposed new structure location, and any easements and/or existing structures.
2. Complete and submit a permit application with the site drawing.
3. All proposed structure corners shall be laid out and marked on site before making an application for permitting.
4. Any structure exceeding 200 square feet must have basic design plans or kit design package provided with permit application.

### Location

- a. **Site Triangle:** No accessory structure shall cause a site hazard. See Chapter 12, Article 4 of the Municipal Code. [www.ottawaks.citycode.net](http://www.ottawaks.citycode.net)
- b. No accessory structure shall be constructed in the front yard or closer to the street line than the principle structure.
- c. No accessory structure shall be constructed or placed closer than five (5) feet to any property line or other structure.



### Structures in Easements

- a. No accessory structure shall be constructed or placed within a dedicated utility easement.
- b. No accessory structure shall be placed in a storm drainage easement.

### Accessory Structures

- a. Accessory structures shall be secured to the earth. There are multiple ways to achieve this and the structures construction many times indicates a recommendation.
- b. There is not an accessory structure type or size that does not require a permit, site plan and site staking.

## Restrictions

- a. 400 square feet is the maximum total combined allowed square footage of all accessory structures (excluding garages) in a residential district. The Code allows for "a structure for storage incidental to a permitted use, provided no such structure that is accessory to a residential building shall exceed four hundred (400) square feet in gross floor area." When considering a new building permit for accessory storage structures on a residential lot, all other structures on the property, along with their sizes, must be shown on the submitted site plan in order for the Zoning Administrator to determine that total square footage of the accessory structures does not exceed the maximum of 400 square feet.
- b. 1200 square feet, or equal to the dwelling size, whichever is less, is the maximum square footage for a detached garage on a residential lot. If your residential lot is larger than 2 acres, this changes the maximum square footage limitation of detached garage size and accessory structure. Citizens with larger lots that are over 2 acres should contact the City Planner, Sarah Anzicek for specific limitations based on their lot sizes.
- c. Height - No accessory structure or garage may exceed the height of the principle structure on the lot.