



Residential Garage/Carport Attached & Detached



Building Permit Submittal Requirements

- Applications for permits shall be filed online at [KSMission - KSMission](#).
- Provide detailed drawings for the Residential Garage/Carport project to include a floor plan, framing details, electrical and mechanical changes/alterations.
- All subcontractors **must** have a current occupation license with Johnson County before a building permit will be issued. The subcontractor's name should be listed on the building permit application exactly as it is on the occupation license.
- A Right-of-Way (ROW) permit application and a list of subcontractors working in the ROW. All people and subcontractors working in the ROW must submit the required maintenance bonds before the permit will be issued. (Only required if working in ROW). Contact the Public Works Department (**913-676-8375**) for ROW permit application and requirements.

One (1) private garage or carport containing space for not less than one (1) standard size automobile for each dwelling unit shall be provided and maintained for all single-family and two-family dwellings. In addition, the following requirements shall be met:

1. Any garage or carport shall be constructed at least two (2) feet behind the front facade of the primary structure. Any carport must be built to match the roof line of the house.
2. In the case of existing single-family residential structures located within the rear yard setback, garages or carports shall be permitted in front of the front facade of the primary structure. In such cases, the garage or carport shall be limited to a maximum footprint of fifty percent (50%) of the footprint of the existing structure. Said garages shall be constructed of materials and architectural style the same as or equal to the principal residence.
3. A detached garage shall not be located in any required front or side yard setback area but may be located in the rear yard setback area provided that no such building may be closer than three (3) feet to any interior property line, closer than twenty (20) feet from any street right-of-way line or in front of any building setback line. In addition, the following criteria must be met:
 - a. Said detached garage shall be constructed of materials and architectural style the same as or equal to the principal residence, a

paved drive shall be provided the entire distance to the street and no sanitary sewer hookup to such garage shall be permitted.

- b. No detached garage shall exceed five hundred seventy-six (576) square feet and shall be no taller than the dwelling or more than twenty (20) feet in height, whichever is less.

