

### Permit requirements for: Garages

The following guidelines are provided to assist in the development of drawings for issuance of permits for new construction.

#### Procedures:

The construction of a garage requires a building permit.

For a residence, there shall be provided one private garage or carport with space for one or more motor passenger vehicles. If the garage or carport is detached from the main dwelling, it shall be located not less than sixty (60) feet from the front lot line, not less than three (3) feet from any side lot line, not less than one (1) foot from any alley line and the floor area shall not exceed 576 square feet. When the rear lot line is common to a side or rear lot line of another lot, such garage or carport shall be located not less than three (3) feet from said rear lot line.

In the case of a corner lot, the garage or carport shall provide a side yard on the street side of not less than twenty-five (25) feet. A garage or carport constructed as an integral part of the main building shall be subject to the regulations affecting the main building except that on a corner lot. A private garage or carport, when attached to the main building, and not exceeding the height of the main building, may extend into the required rear yard to a line not less than eighteen (18) feet from the rear lot line and the floor area of which shall not exceed 576 square feet and shall provide a side yard on the street side of not less than twenty-five (25) feet.

Applicants should complete a City building permit application form. The applicant should also submit a plot plan drawn to scale, not less than 1"=30', showing the location of all easements, **drainage facilities\***, adjacent grades, property lines, the proposed garage and every existing building on the property. The applicant should also submit **2** sets of plans and specifications that fully describe the following conditions:

- A. Minimum frost footing depth of 36"
- B. Footing design to properly transfer imposed load to soil.
- C. Construction details:
  1. Structural members and spacing.
  2. Type of sheathing, siding, and roofing.
  3. Method of connection to existing structure.
- D. Relocation of utility connections.

Please refer to the "Typical Wall Section" Template on the back of this page for more information.

**\*Contact Public Works (913) 385-4640 at 3535 Somerset for site drainage regulations with regard to any addition or new structure. Public Works approval and drainage permit are required before building permits may be issued.**

**Fees:**

Permit fees depend on the total value of the project and are charged according to PVMC 16.25.010.

**Inspections:**

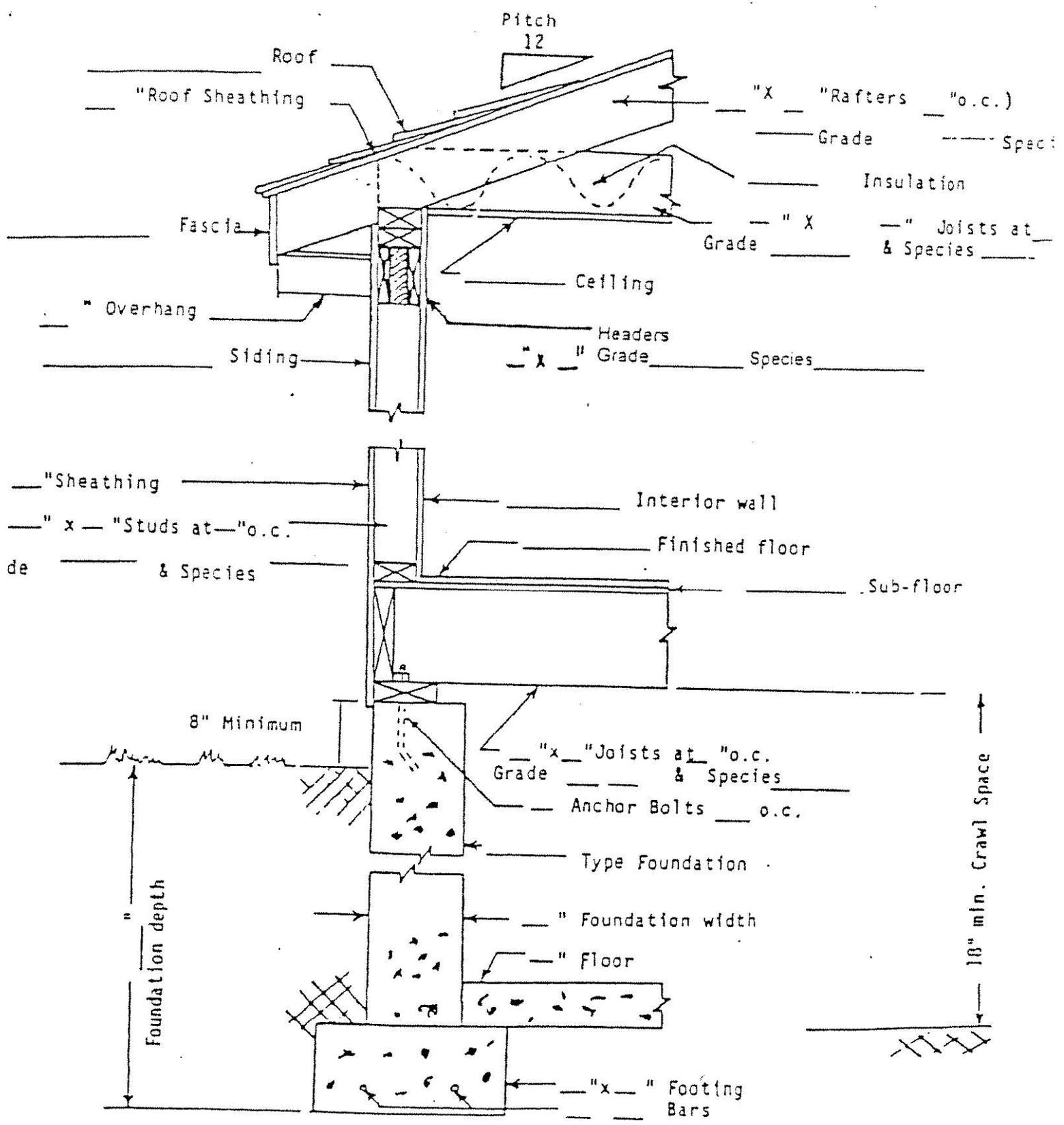
The following inspections are required for new additions:

Foundation or footings, Structural Rough-in, Electrical Rough-in, Electrical Service, Final Inspection

Contractors are reminded to keep an approved set of plans on the job site for the inspector's use.

Inspections are scheduled through the Building Codes Department by calling **913-385-4604**.

Inspections should be called in at least 2 days ahead. Depending on inspection load, concrete inspections may be scheduled 1 day in advance.



An access to crawl space 18" by 24" shall be provided to the underfloor space.

TYPICAL WALL SECTION



ZONING CHANGES  
TO THE  
PRAIRIE VILLAGE  
MUNICIPAL CODE

The Prairie Village City Council recently adopted changes to the City's Zoning regulations relating to lot coverage, grade, and building elevations in residential area. The intent of this new ordinance is to prevent the overbuilding of residential lots and minimize the negative impacts of residential redevelopment on neighboring properties.

Here's a summary of the new ordinance requirements:

LOT COVERAGE

The maximum amount of a lot which may be covered by a structure (house, outbuilding, deck, etc.) is 30%, excluding the first four (4) of projecting roof eaves. Decks less than 30" from grade are not included in lot coverage calculations.

GRADE & BUILDING ELEVATION

The height of a structure will be measured from the lowest point within five (5) feet of the structure (grade). Residential structures may not be more than thirty-five (35%) feet in height.

The first floor elevation of the new structure or addition must be at the same or lower elevation than the original structure; or side yard setbacks may be increase to separate the project from adjacent properties. Planning Commission review and approval of new homes and residential room additions may be required.

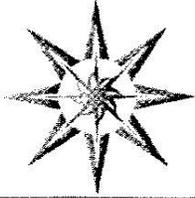
In order for Codes Administration staff to verify compliance with these new regulations, contractors and residents applying for building permits for the following projects must submit a site plan, as well as construction documents with their permit applications:

- Demolition of residences
- New construction
- Residential additions
- Decks
- Outbuildings

The site plan must include:

- The perimeter dimensions and area of lot.
- The perimeter dimensions and area of all existing structures, including decks and outbuildings.
- The perimeter dimensions and area of all proposed structures, including decks and outbuildings.

NOTE: A pre-demolition survey will be required for all residential demolitions. The survey must include the first floor elevation of the structure prior to demolition.



**DRAINAGE PERMIT**  
 PUBLIC WORKS DEPARTMENT  
 CITY OF PRAIRIE VILLAGE,  
 KANSAS

APPLICANT \_\_\_\_\_ TELEPHONE # \_\_\_\_\_

CONTACT \_\_\_\_\_ E-MAIL \_\_\_\_\_

ADDRESS \_\_\_\_\_

HOME OWNER \_\_\_\_\_ TELEPHONE # \_\_\_\_\_

PROPERTY ADDRESS \_\_\_\_\_

DESCRIPTION OF WORK \_\_\_\_\_

ATTACH ONE COPY OF PLAN SHOWING:

- |   |   |
|---|---|
| <input type="checkbox"/> House/building address                         | <input type="checkbox"/> Street Name  |
| <input type="checkbox"/> Existing building outline                      | <input type="checkbox"/> Proposed building outline and square footage         |
| <input type="checkbox"/> Outline and square footage of land disturbed   | <input type="checkbox"/> Contour lines at 10 foot intervals                   |
| <input type="checkbox"/> Existing and proposed drain inlets             | <input type="checkbox"/> Existing and proposed drain outlets                  |
| <input type="checkbox"/> Existing channel/stream and distance from work | <input type="checkbox"/> Location, type and square footage of BMP             |
| <input type="checkbox"/> Location of existing driveway                  | <input type="checkbox"/> Square footage of new driveway (Requires ROW Permit) |
| <input type="checkbox"/> Erosion control measures                       | <input type="checkbox"/> Concrete spoils pit                                  |
| <input type="checkbox"/> North arrow                                    | <input type="checkbox"/> Maximum plan size— 11 x 17 inches                    |

I have read or have knowledge of the provisions of Chapter XIV and Public Works Standard Details as it pertains to stormwater.

\_\_\_\_\_  
 Applicant

\_\_\_\_\_  
 Date

DRAINAGE PERMIT IS GRANTED FOR THE ABOVE LOCATION WITH THE FOLLOWING PROVISIONS:

\_\_\_\_\_  
 \_\_\_\_\_

PERMIT NO. \_\_\_\_\_

DATE WORK ACCEPTED \_\_\_\_\_

DATE ISSUED \_\_\_\_\_

FINAL APPROVED COPY SENT TO BUILDING OFFICIAL \_\_\_\_\_

FEE \_\_\_\_\_

\_\_\_\_\_  
 Director of Public Works or Authorized Agent

Public Works     Accounting     Applicant     Building Official