



City of Prairie Village  
Codes Department  
913-385-4604  
[permits@pvkansas.com](mailto:permits@pvkansas.com)

---

---

## Major Accessory Structures Handout

---

---

### CODE REQUIREMENTS

A building permit is required to build an accessory structure. The structure must comply with the City of Prairie Village Zoning Regulations, which require the following:

- Accessory structures cannot be placed in the utility easement.
- One major accessory building not exceeding 576 square feet is permitted, subject to the following:
  - Maximum of 20 feet in height, or not taller than principal structure, whichever is less.
  - Building shall be designed compatible with principal structure and located at least 60 feet from front property line and 20 feet from any street side lot line.
  - Must be setback at least 3 feet from side and rear property line, or, if above 10 feet, must be setback 1/3 of the total height from the side and rear property line.
  - Must comply with 30% building coverage requirement found in 19.02 of the Prairie Village Zoning Regulations.

### PLAN SUBMISSION REQUIREMENTS

Apply for all permits at <https://prairievillageks.viewpointcloud.com>.

- Plans must be sealed by a Kansas Registered Design Professional per the municipal code.
- A plot plan must be submitted of the property and the location and dimensions of the structure should be indicated, including framing and foundation details and side elevation drawings with dimensional heights.
- A site plan drawn to scale should be submitted that depicts existing structures, patios, all impervious surfaces, decks, sidewalks, driveways, property lines, utility easements, and the new proposed structure with distances to the property line and trees located within the front yard.
- An approved drainage permit from the Prairie Village Public Works Department will be required before a building permit is issued.
- Projects over 120 square feet and/or encroaching the minimum side yard setback standards may be subject to boundary surveys.
- The permit fee is based on the value of work and will be calculated after the building permit application and plans are submitted.

### QUESTIONS

For questions regarding the building permit process, please email [permits@pvkansas.com](mailto:permits@pvkansas.com) or call (913) 385-4604.