



Citizens Guide to Accessory Building Zoning Requirements

The Zoning Regulations for Christian County, Missouri define an Accessory Use or Accessory Building as, "A use or structure subordinate to the principal use of a building on the same lot and serving a purpose customarily incidental to the use of the principal building." A single-family residence is in most instances viewed as the principle building within a lot, tract or parcel of land that is zoned either agricultural or residential within the unincorporated area of Christian County. An accessory building is viewed as being such things as a detached garage, pole barn, a personal storage shed or other similar structure. An accessory building may be detached from the principal building or it may be connected by a breezeway or similar structure. Please contact the Christian County Building Regulations Department prior to constructing any structure, in order to determine if a Building Permit will be required.

Accessory Buildings in the Agricultural Districts (A-1 of A-R Districts)

Within any Agricultural District (A-1 or A-R District) the required setback and yard requirements are the same as those for a single-family dwelling. However, the construction of an accessory structure must meet all applicable Building Regulations requirements and may require a Building Permit.

Accessory Buildings in Residential Districts (R Districts)

Within any Residential District (RR-1, MH-1, UR-1, R-1, R-2, R-3, R-4 or C District) an accessory building may only be constructed in the rear yard. The accessory building shall not occupy more than thirty-five (35) percent of a required rear yard. Accessory buildings shall be setback ten (10) feet from any dwelling situated on the same lot unless it is connected to the principal building and placed as to meet all yard and court requirements for a principal building of the same height and other dimensions. An accessory structure must be ten (10) feet from any other accessory building and at least ten (10) feet from all lot lines of adjoining lots which are in an R District.

An accessory building located on a corner lot must meet the minimum setback distance required for a principal building on the same lot. When the corner lot adjoins in the rear a lot fronting on a side street and located in an R District, any accessory building located within twenty-five (25) feet of the common lot line must meet the required front yard depth for a principal building located on the rear lot.

An accessory structure must meet all applicable Building Regulations requirements and may require a Building Permit.