



## RESIDENTIAL ACCESSORY BUILDING / SHED REQUIREMENTS

Community Development Department – Building Services

(816) 316-4817

A building permit is required for all roof covered structures having a floor area over thirty square feet (30 ft<sup>2</sup>). A site plan or drawing showing the proposed location of the shed or utility building in relation to the property lines, the size of the shed, and the height of the shed, is required when application is made.

The Grandview Zoning Ordinance requires that all sheds be a minimum of three feet (3') from any side or rear property line. Please note that this does not supersede any easement requirements or regulations. If a utility easement is located along a property line, the setback will default to the easement width. An exception to the setback regulation is if you have a corner lot because a corner lot (typically) has two (2) front yards, one (1) side yard, and one (1) rear yard. (See corner lot example below)

Only one (1) storage shed type structure is allowed per lot with a maximum size of two hundred twenty four square feet (224 ft<sup>2</sup>)

The maximum height limitation is fifteen feet (15') and shall not exceed one (1) floor level. Sheds are not permitted in the required front or side yards. The shed must be at least six feet (6') from the residence unless fire walls are constructed.

SHED PLACEMENT FIGURE:

