

## Do I Need A Permit

If the shed is 10'x12' or larger =  
Yes

A building permit is required to  
place a shed or accessory use  
structure on your property.

## What Needs To Be Included On My Permit?

1. A complete Building  
Application
2. A Plot Plan to scale that shows  
property lines and  
dimensions/location of proposed  
structure, existing buildings and  
structures, setbacks from  
property lines, utility easements,  
and right-of-way.
3. Building Plan or manufacturer  
product data sheet

Additional information may be  
requested by City Officials.

# Contact Us



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# BUILDING A SHED



## What Are My Setback Requirements?

### Where can I put my shed?

Accessory structures should be behind the front of the main structure on the property

Accessory use buildings should be at least 5 feet from the side yard and 5 feet from the rear yard where the lot abuts another residential lot. Where the lot abuts or adjoins an alley, the rear yard requirement may be waived by the City Building Official.

Each principal use is also allowed 1 “accessory use building” if a detached garage is located on the lot or parcel, or 2 accessory use buildings if there is no detached garage.

## How Big Can The Shed Be?

A detached garage and accessory use building may contain up to an aggregate maximum square footage according to the following standards:

<u>Lot/Parcel Size</u>	<u>Maximum Square Footage</u>
Up to 1.99 acres	1,000 square feet
2.00 to 2.99 acres	2,000 square feet
3.00 to 3.99 acres	3,000 square feet
4.00 to 4.99 acres	4,000 square feet
5.00 to 5.99 acres	5,000 square feet
6.00 to 6.99 acres	6,000 square feet
7.00 to 7.99 acres	7,000 square feet
8.00 to 8.99 acres	8,000 square feet
9.00 to 9.99 acres	9,000 square feet
10 acres or more	10,000 square feet

An accessory use building or detached garage cannot exceed 26 feet in height. Any accessory use building or detached garage that exceeds 10 feet in height shall be located a distance inside the property line at least equal to 1/3 its height.

No vehicle, vehicle component, van, trailer or trailer box may be used as a building or structure in any district.

## Process

1. Identify a space for your shed that meets code requirements.
2. Fill out an application and attach all required items.
3. Submit your application and wait for City Officials to review your plans, allow for up to 2 weeks for review. The City Planner and Building Inspector will work with you to find solutions if you do not meet code in your plans.

## Other Info & Useful Tips

-Accurate hand drawings are acceptable

-If your home is in a historic district a Certificate of Appropriateness (COA) is needed to proceed with the process.

-A diagram of your property is available at <https://gisweb.claycountymmo.gov/index.htm> or <https://ray.missouriassessors.com/>

-City staff is always willing to assist you at any point of the process.