

## Storage Buildings

Prairie Village City Ordinance allows for construction of residential sheds. Applicant must submit a plot plan of the property and indicate location and dimensions of shed. A building permit is required. The City maintains the rules and regulations regarding placement, size and height of sheds.

Following are the basic guidelines for new or moved residential sheds:

- Only one shed or building is allowed per single-family or two-family dwelling. The floor area may not exceed 10' X 12' (120 sq ft).
- Addition of a shed shall not exceed 30% of overall lot development.
- It is required sheds to be placed a minimum of three feet from side and rear property lines, to allow access for lawn maintenance and to avoid covering utilities which may be located on property. Sheds over 10 feet in height as measured from top of foundation to peak of roof shall be set back from property lines no less than 1/3 rd the height of the shed.
- Shed location shall comply with:
  - (a) located within rear yards
  - (b) no less than 60 feet from front property line
  - (c) within side yard locations provided they maintain minimum side setbacks in accordance with R1B zoning of 6 feet, R1A zoning of 7 feet and comply with required side yard minimum of 20% of lot width where measured along the front build line.
  - (d) Sheds may not be located within utility easements or right of ways.
- A final inspection is required after the shed has been constructed.

**FEE:**

The building permit fee for a residential shed is \$25.00.

**Please check with your homeowner's association regarding any additional regulations prior to starting any work.**

Contact the Building Department for additional information or concerns (913) 385-4604.