

## Checklist for Detached Accessory Structure/Shed Permit

- |   | Initials/Date |
|---|---------------|
| 1. Regulations for “Detached Accessory Building & Structure Installations” provided to you by City staff.   | _____         |
| 2. Fill out the application for a no fee detached accessory structure/shed permit and submit it to Crestwood Public Works, 1 Detjen Drive, Crestwood, MO 63126.   | _____         |
| 3. Provide three copies of a survey of the property with the proposed structure location. Include structure height, elevations, foundations or piers, sections, and details.  | _____         |
| 4. Provide pictures indicating the location of the proposed structure construction site and show the current conditions.  | _____         |
| 5. The property owner is responsible to determine the property lines, setback locations, and location of the structure such that it does not encroach into the required yard setbacks.  | _____         |
| 6. The detached accessory structure/shed permit will only allow work to be completed on the permitted property, per the permitted plan.   | _____         |
| 7. The property owner assumes all liability if the structure is located on an easement.   | _____         |
| 8. General Contractor must have a valid Contractor’s Business License. License is renewed annually, fee \$50.00, if applicable.   | _____         |
| 9. If the property owner is installing the structure, no Contractor’s Business License is required.   | _____         |
| 10. If you intend to build a structure taller than ten feet or install your structure in front of the front yard building line, within the side lot line setback, or within the five foot rear yard setback, you must apply for a zoning variance with the Board of Zoning Adjustment. The application fee for a zoning variance is \$500.00 and may take up to sixty days. | _____         |
| 11. When the structure is installed, it cannot impede the flow of stormwater onto or off of the property. The structure cannot be installed in a stormwater drainage swale.   | _____         |
| 12. If the structure is greater than 120 square feet, an additional permit will be required from St. Louis County.  | _____         |
| 13. The installation must start within six months of permit approval and be completed within twelve months, Section 26-323(a).  | _____         |
| 14. If electricity is included in the structure, a residential zoning permit is required in lieu of a Detached Accessory Structure permit.  | _____         |
| 15. Upon completion of the installation, call Crestwood Public Works for a final inspection, (314)729-4720.   | _____         |

\_\_\_\_\_  
 Property Owner/Contractor Signature

\_\_\_\_\_  
 Date

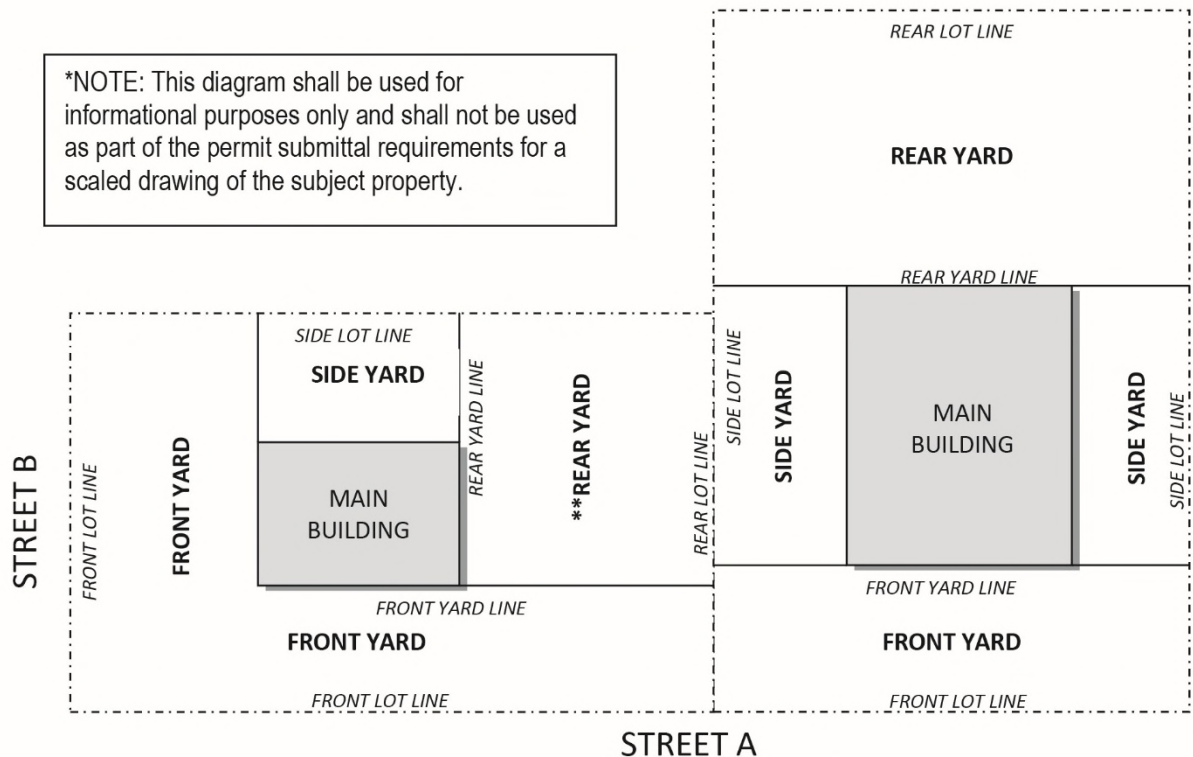
## DETACHED ACCESSORY BUILDING AND STRUCTURE/SHED REGULATIONS

**Sec. 26-186.** - Accessory buildings and structures.

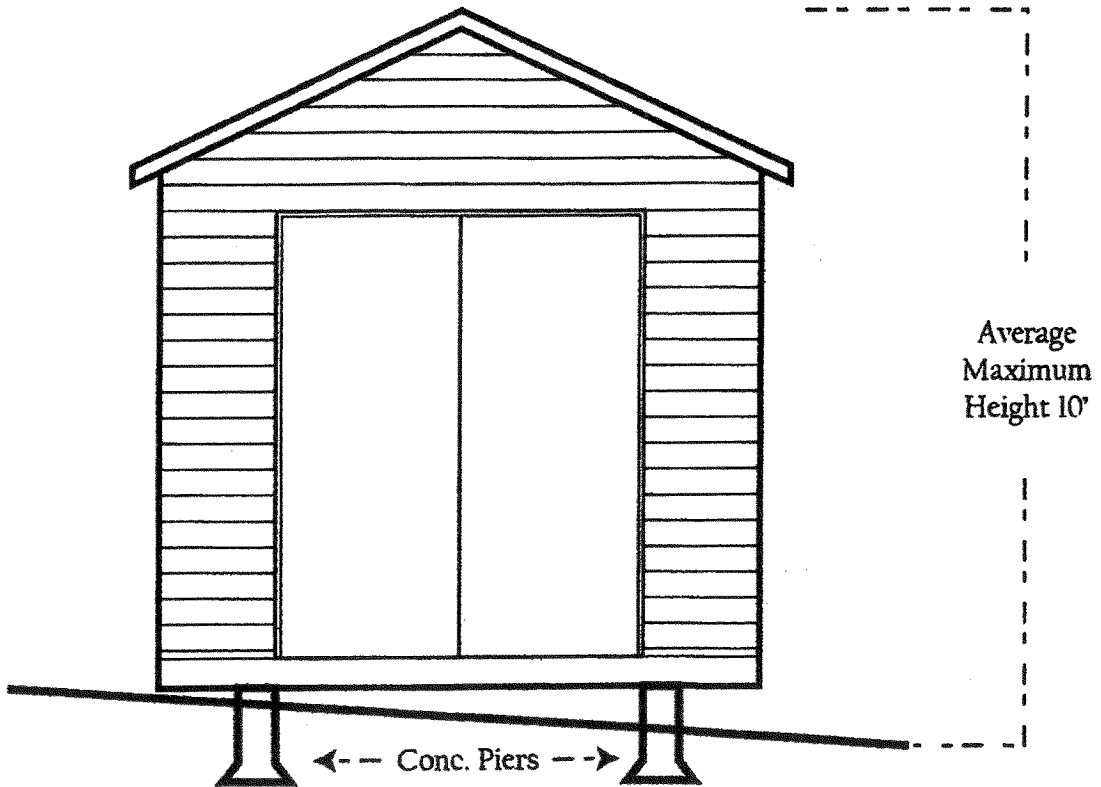
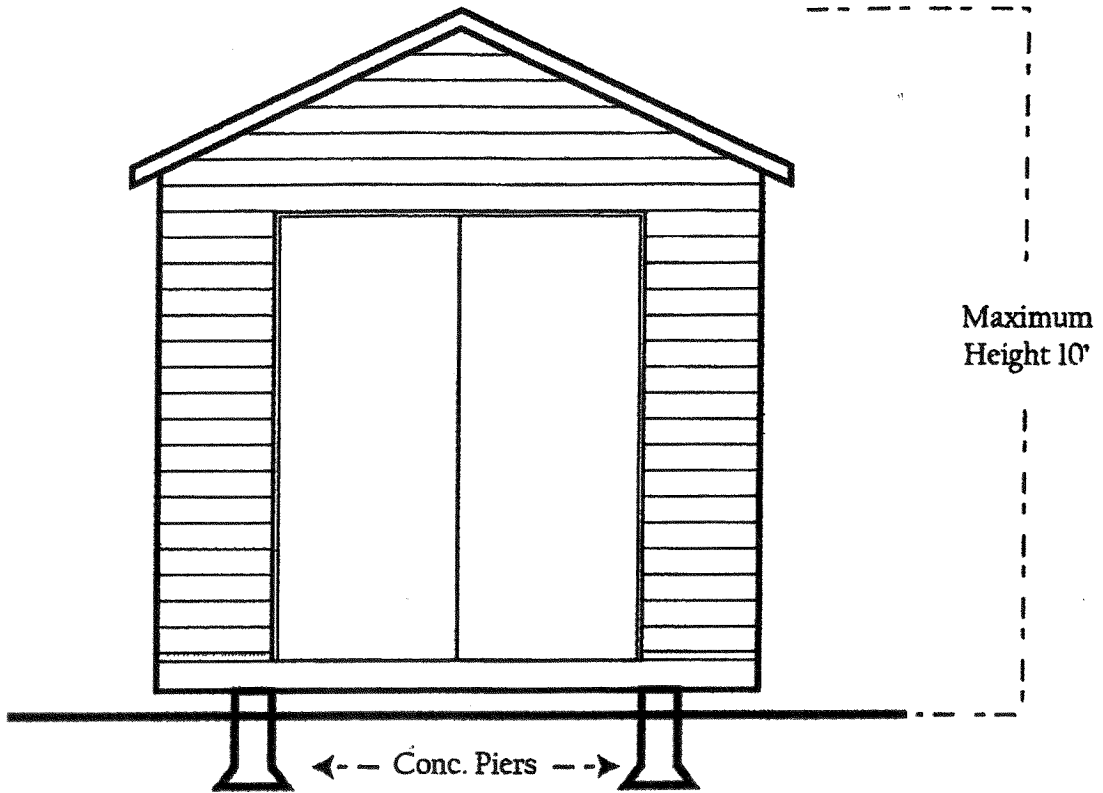
No accessory building or structure shall be used prior to the principal building or use, except as a construction facility for the principal building. Accessory buildings or structures must conform to all provisions of this article. On a corner lot, accessory buildings and structures cannot be located in a required front or side yard.

- (1) Attached accessory buildings: Any accessory building which is structurally attached to the principal building of a lot shall be considered part of the principal building and shall comply with all provisions of this article pertaining thereto.
- (2) Other accessory structures or outbuildings:
  - a. Height: No detached accessory structure or outbuilding shall be higher than principal building or ten (10) feet.
  - b. Yard and area requirements: No detached accessory building or structure shall be erected in any required front or side yard. Detached accessory building may be located in the rear yard but shall not occupy more than thirty (30) percent of the rear yard area. No detached building or structure may be erected closer than five (5) feet to the rear lot line nor closer to the side lot line than the required minimum side yard setback of the district.

### YARD DEFINITIONS



# DETAILS





## ZONING DISTRICT REGULATIONS

ZONING DISTRICT	HEIGHT	FRONT YARD SETBACK	SIDE YARD SETBACK	REAR YARD SETBACK PRINCIPAL BUILDING	REAR YARD SETBACK FOR ACCESSORY STRUCTURES (SHEDS)	MINIMUM LOT SIZE LOT WIDTH* LOT DEPTH
R-1	2.5 STORIES OR 35 FEET	45 FEET	12 FEET	35 FEET OR 20% OF LOT DEPTH, NOT GREATER THAN 50 FEET	5 FEET	20,000 SQ. FT. 100 FT. & 50 FT. 150 FEET
R-2	2.5 STORIES OR 35 FEET	45 FEET	12 FEET	35 FEET OR 20% OF LOT DEPTH, NOT GREATER THAN 50 FEET	5 FEET	15,000 SQ. FT. 80 FT. & 50 FT. 125 FEET
R-3	2.5 STORIES OR 35 FEET	35 FEET	8 FEET	30 FEET OR 20% OF LOT DEPTH, NOT GREATER THAN 35 FEET	5 FEET	10,000 SQ. FT. 75 FT. & 50 FT. 125 FEET
R-4	2.5 STORIES OR 35 FEET	30 FEET	7 FEET	30 FEET OR 20% OF LOT DEPTH, NOT GREATER THAN 35 FEET	5 FEET	7,500 SQ. FT. 60 FT. & 35 FT. 125 FEET
R-5	2.5 STORIES OR 35 FEET	30 FEET	6 FEET	30 FEET OR 20% OF LOT DEPTH, NOT GREATER THAN 35 FEET	5 FEET	6,000 SQ. FT. 50 FT. & 35 FT. 100 FEET
C-1 LOCAL BUSINESS DISTRICT	2.5 STORIES OR 35 FEET	30 FEET	5 FEET	25 FEET, 50 FEET WHERE ABUTTING ANY RESIDENTIAL DISTRICT	5 FEET	5 ACRES, UNLESS IT ABUTTS AN EXISTING COMMERCIAL OR INDUSTRIAL ZONE
M-1 LIGHT INDUSTRIAL DISTRICT	3.0 STORIES OR 45 FEET	30 FEET, OR AS NOTED IN SEC 26-183	5 FEET, OR AS NOTED IN SEC 26-183	ZERO FEET, 50 FEET WHERE ABUTTING ANY RESIDENTIAL DISTRICT	5 FEET	5 ACRES, UNLESS IT ABUTTS AN EXISTING INDUSTRIAL ZONE

\* - minimum width at building line and minimum width at street right-of-way line



DEPARTMENT OF PUBLIC SERVICES

One Detjen Drive | Crestwood, MO 63126

Detached Accessory Building and Structure/Shed Permit Application

Application Fee: None

Application Date: \_\_\_\_\_

WORK SITE ADDRESS: \_\_\_\_\_

Property Owner Name and Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Contractor/Supplier Name and Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Contact Person: \_\_\_\_\_ Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Estimated Project Cost: \_\_\_\_\_ Description of work: \_\_\_\_\_

Start Date: \_\_\_\_\_ Planned Completion Date: \_\_\_\_\_

Height: \_\_\_\_\_ Material: \_\_\_\_\_ Size (sq. ft.): \_\_\_\_\_

Please Contact Mirela Celaj at 314-729-4724 to schedule final inspection for this project.

Accessory buildings are permitted in accordance with the regulations of the City of Crestwood Ordinance in Chapter 7 & Chapter 26. Unless specifically exempted, no new accessory building shall be erected, nor an existing structure be replaced until after City Staff have reviewed the application and a permit has been issued by the Department of Public Works.

- Three (3) copies of boundary survey or scaled drawings of the subject property with dimensions, setbacks, property lines, structures, and the location and dimensions of the proposed structure shall accompany this completed application.
• A detailed description of the building material(s), height, size, and type shall also accompany a completed application.
• Property owner assumes all liability if the structure is placed on an easement.
• Sheds larger than 120 square feet must also obtain a permit from St. Louis County.
• Any building permit under which no construction work has been commenced within six (6) months after the date of issuance of the permit or under which proposed construction has not been completed within one (1) years of the time of issuance shall expire by limitation. Sec. 26-323(a).

I declare that this application is true and correct to the best of my knowledge.

Applicant Signature: \_\_\_\_\_ Printed Name: \_\_\_\_\_ Date: \_\_\_\_\_

\*\*\*\*\*

OFFICE USE ONLY

Approved By: \_\_\_\_\_ Title: \_\_\_\_\_ Date: \_\_\_\_\_

Zoning Section

Municipal Zoning District: \_\_\_\_\_
Project Located in Flood Plain: Yes \_\_\_ No \_\_\_

PLEASE NOTE: Contractor's Business License is required for all contractors who do not have a CRESTWOOD BUSINESS LICENSE

Sec 26-186 Rev 12/27/2018

Received By: \_\_\_\_\_
Variance needed: Yes \_\_\_\_\_ No \_\_\_\_\_
Permit #: \_\_\_\_\_
Contractor's Business License: \_\_\_\_\_