

Fences



Figure 1: 4-foot Picket Fence



Figure 2: 4-foot Metal Fence



Figure 3: 6-foot Privacy Fence



Figure 4: 6-foot Shadowbox Fence

Fences

- Indicate the location of the proposed Fence on the plot plan or plat
- Fences not set on the property line must be set back at least 3 feet
- Indicate the type of fence and height
 - Front Yard: 4-foot Picket Fences (Figure 1) and 4-foot Metal Fences (Figure 2) are allowed
 - Side and Rear Yards: 4-foot Picket Fences (Figure 1), 4-foot Metal Fences (Figure 2), 6-foot Privacy Fence (Figure 3), 6-foot Shadowbox Fence (Figure 4) and 6-foot Chain Link are allowed.
 - For Corner Lots: 4-foot Fences must not obstruct the sight triangle, and 6-foot Fences must be set back 8-feet from the street side property line.
- **You will be required to call for a final inspection when completed.**

Required Inspections

All permitted projects require a final inspection upon completion. Some projects may also require inspections at certain points during construction.

Inspections may be scheduled by calling the 24-hour automated inspection line. **You may schedule an inspection by calling 816-228-0104 and leaving a message including your name, phone number, inspection type, time the site will be ready for inspection, and the last 5 digits of the permit number.** An inspector will be scheduled to come out within 24 hours of your ready-time.

The Community Development staff is here to serve you. If you have any questions not answered in this brochure, please feel free to call us at **816-228-0117** or **816-228-0118** or visit us in the City Hall. Office hours are Monday through Friday, 8 a.m. to 5 p.m.

Permit applications are available in our office or online at www.bluespringsgov.com.



City of Blue Springs
903 W. Main St
Blue Springs, MO 64015
816-228-0117
816-228-0118

Inspection Hotline: 816-228-0104

www.bluespringsgov.com

Home Improvement



Many home improvement projects are subject to community zoning and building code restrictions and require a permit. The requirements listed in this brochure apply only to lots with residential zoning.



Plot Plan Requirements

Many of the projects listed in this brochure must be accompanied by a sealed plot plan, which can generally be found with the legal documents on your property. Sometimes referred to as a site plan or survey, a plot plan should indicate lot dimensions, utility easements and the location of all existing and proposed improvements. An example of a typical plot plan is shown below in Figure 1. Plot plans cannot be hand drawn.

If you do not have a copy of the plot plan for your property, Go to bluespringsgov.com, Under the Government tab click GIS Mapping, then Subdivisions and Plot plans, and then search to see if your Plot plan is on File.

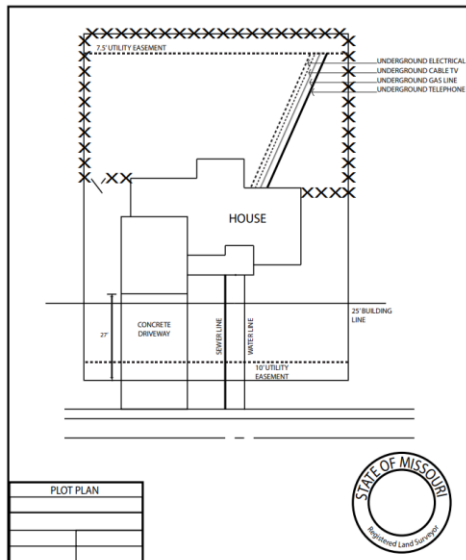


FIGURE 1: EXAMPLE PLOT PLAN

Setback Restrictions

The City of Blue Springs Zoning Regulations requires all detached accessory structures to maintain 2.5-foot setback distances from rear and side property lines and 5-foot setback distances from other buildings in SF-7 (Single Family Zoning) districts. Other restrictions may apply if you live on a corner lot. Accessory structures are not permitted within easements

Your home improvement project may also be subject to additional subdivision restrictions or covenants. The City does not enforce these private agreements, but you should check to see if your project conflicts with any deed restrictions. If available, Community Development staff will provide the name of a contact person in your Homeowner's Association.

Permitted Projects

The city requires building permits for many projects in Blue Springs. Most residential interior improvements also require Carbon Monoxide detectors to be installed to comply with current residential code. In addition to the projects listed in this brochure, other examples of projects required to be permitted include:

- Electrical, plumbing, or HVAC work
- Water heaters • Sewers
- Solar panels/permanent generators
- Basement and bathroom remodels
- Residential additions or alterations
- Gazebos • Attached pergolas • Sunrooms
- Pools and hot tubs • Lawn sprinklers
- Retaining walls over 4 ft.

Storage Sheds

Building permits are not required for sheds or storage buildings less than 250 square feet and without electricity or water, but proper setback distances must still be maintained. For sheds 251 square feet or larger, or any sheds with electricity and/or water service:

- Shed must be off any Easements
- Indicate the location of the proposed storage shed on your plot plan.
- Submit a drawing of the shed, a list of materials used, footing details, and electrical drawing (if applicable).
- **You will be required to call for a footing inspection, framing inspection, electrical inspection (if applicable) and a final inspection.**

Detached Garages/ Carports

The City of Blue Springs Unified Development Code limits the size of detached garages or carports to not more than 10% of the lot area. In addition, garages and carports must be located at least 10 feet behind the front building line and meet street side setbacks if on a corner lot.

- Indicate the location of the proposed garage on your plot plan.
- Submit a drawing of the garage showing size and spacing of framing members, a list of materials used, footing details, and electrical, mechanical, and plumbing drawings (if applicable).
- **You will be required to call for a footing inspection, framing inspection, electrical, mechanical, and plumbing inspections(if applicable), and a final inspection**

Decks

- Call Planning Division at 816-228-0117 to find your Setback Restrictions as they vary by Building Type.
- Only Exception is for an Uncovered Deck which may encroach up to 30% into a required setback
- Building permits are not required for decks with a platform level of less than 30 inches. For decks 30 inches and above:
- Indicate the location of the proposed deck on your plot plan.
- Submit a drawing of a deck showing size and spacing of framing members, a list of materials used, and footing details.
- **You will be required to call for a footing inspection and a final inspection.**

Driveway Additions

- Driveway additions may be subject to review and approval by the City Engineering department.
- Driveways cannot exceed 50% of the required front yard area and may not be wider than 35' at the right-of-way.
- Corner lots are allowed 1 additional driveway on the other street that cannot be more than 10' and cover no more than 50% of the setback area in which the driveway is located.
- Driveways must be dust-free, graded, and paved with an approved asphalt, concrete, or paver brick.
- Indicate the location of the proposed driveway addition on your plot plan.
- **You will be required to call for a final inspection when completed.**