

GENERAL INFORMATION

The following information was compiled as a guide for residents who wish to construct an accessory structure. An accessory structure is a free standing, separate building which is devoted exclusively to an accessory use. In residential zoning districts, accessory buildings include greenhouses, tool sheds, swimming pool cabanas, gazebos, pergolas, unattached carports and garages.

Zoning Standards:

- Maximum of 2 accessory structures, not including 1 detached garage, in addition to the primary structure
- Cannot be located in a required front yard (some exceptions apply for double frontage lots). Corner lots have two front yard setbacks along both street frontages
- Minimum setback from side and rear lot lines is 5 feet, 0 feet in Central Residential District
- Minimum setback from the primary structure is 10 feet
- Minimum setback from another accessory structure is 5 feet
- Maximum height in residential district is 14 feet (measured by §400.050)
- Maximum size for all accessory structures is one-half (1/2) ground floor area of the primary structure on the lot. Detached garage may not exceed one-half (1/2) ground floor area of the primary structure on the lot.

A building permit is required for any accessory structure that is greater than 144 square feet, any structure with a wall greater than 12 feet in length, and all gazebos and pergolas, regardless of size. If electric service is provided, an electrical permit is required regardless of size of structure.

To acquire the permit for your accessory structure, please bring the following information to the

Department of Community Development in City Hall, 200 North Second Street, Suite 303:

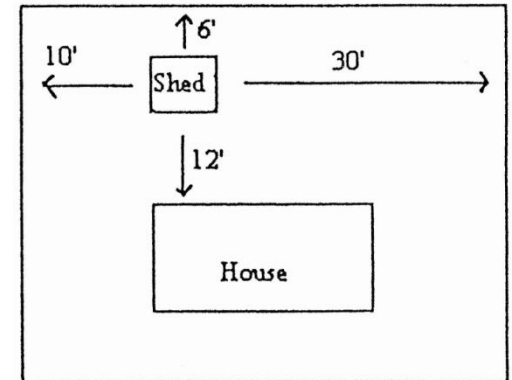
- Two copies of the scaled building plans showing footing/foundation detail, framing member sizes, header sizes, door and window location and sizes, truss or rafter design, flooring detail, and any electrical or plumbing. Also, include floor plan, wall cut detail, elevations and any applicable stair detail. If trusses are used, a copy of a Missouri certified engineer drawing is required.
- A copy of your spot survey or draw a site plan showing the location of your home and proposed structure on the lot. Show distances to property lines and keep in mind that structures may not be located over an easement.
- The two copies of the plans and survey should be brought to the Building Division of the Department of Community Development and a short application will be filled out at the office. The plans are left for plan review, which normally takes about five working days. When the permit is ready, you will be notified and told the amount of the permit fee.

INSPECTIONS

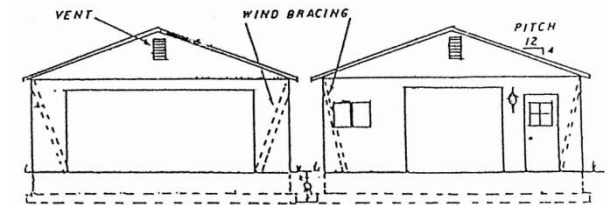
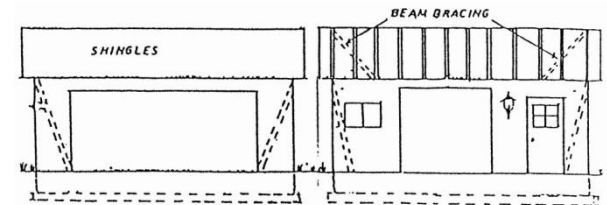
Inspections must be called into the office 24 hours in advance. To schedule your inspection, please call (636) 949-3227 between 8:00 AM and 5:00 PM, Monday through Friday. If it is necessary to cancel or change your inspection, please call as soon as possible. Remember to post your permit so that it is visible from the street.

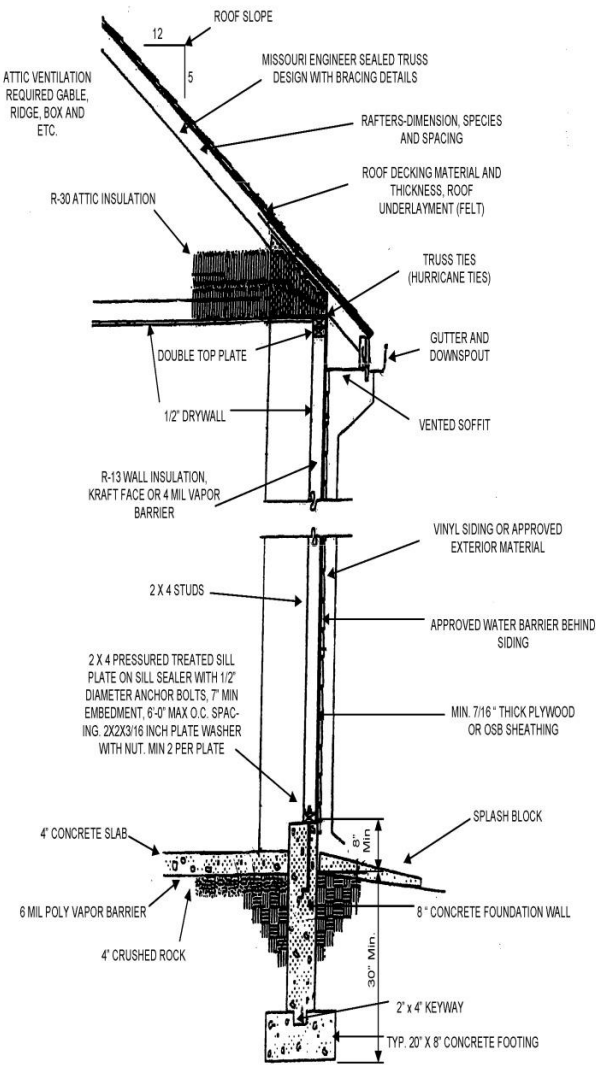
The first inspection will be performed when the footing has been excavated. The inspector will measure for proper depth, size, soil conditions, and location on the lot.

The second inspection will be the framing rough, electric rough (if applicable), and the plumbing rough (if applicable). The last inspection will be performed when the structure is complete, at which time you will be issued a Certificate of Occupancy, if all requirements have been met.



TYPICAL PLOT PLAN





TYPICAL WALL SECTION



Department of Community
Development
200 N. Second St., Suite 303
St. Charles, Missouri 63303



CITIZEN
INFORMATION
SERIES

ACCESSORY STRUCTURES



DEPARTMENT OF
COMMUNITY DEVELOPMENT