



Accessory Structure Guide

Please reference the City of Ferguson's Municipal Code and the 2018 International Building Code for more information on the construction documents for your project.



Permit applications are available online at:
www.fergusoncity.com

or

110 Church Street, Ferguson MO 63135

WHAT DO I NEED?

\$98.17

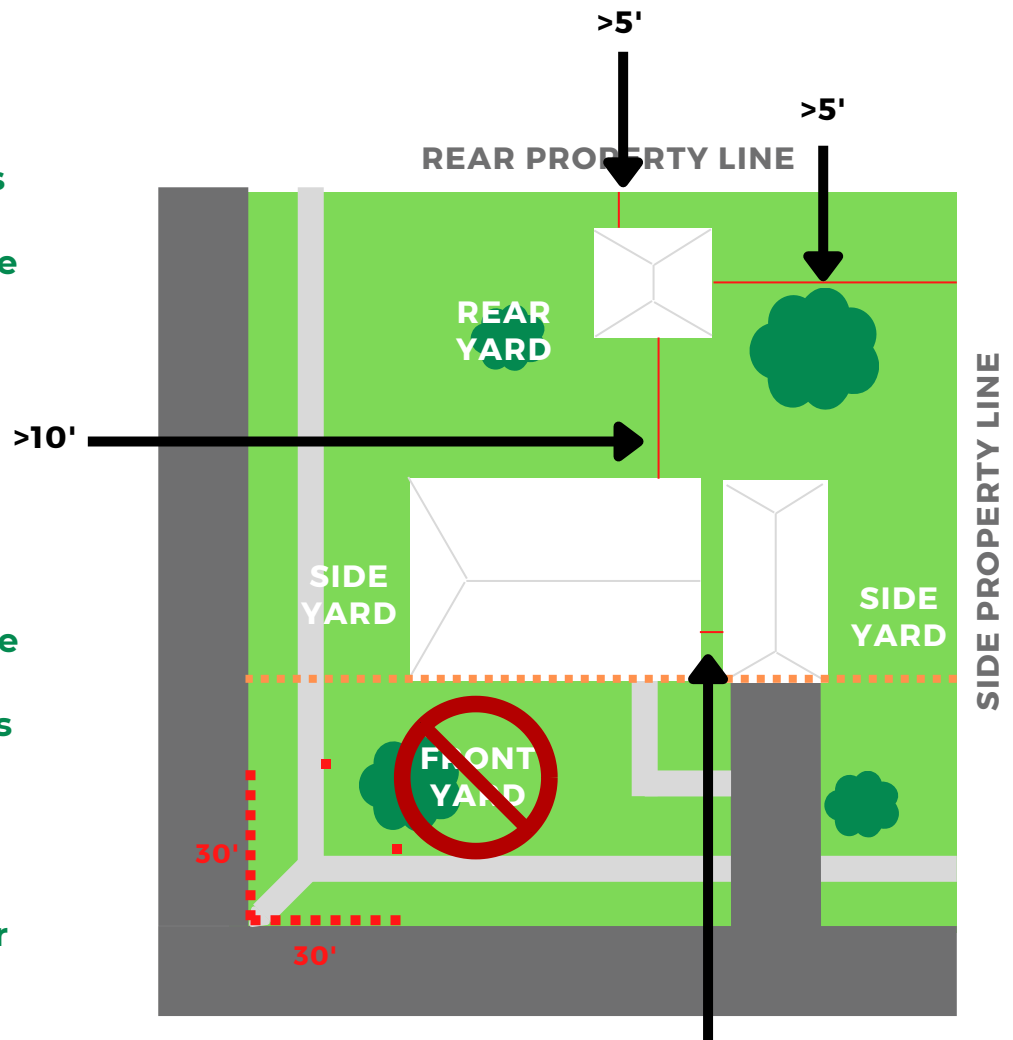
*Fees may vary,
please check
with Community
Development.*

PERMIT APPLICATION

MAP OF THE PROPERTY AND ACCESSORY STRUCTURE

GENERAL GUIDELINES

- No permit is needed for structures less than 120 square feet
- Accessory structures not anchored to the ground should not be placed temporarily on concrete blocks, bricks, etc. Gravel, concrete, the ground, etc are acceptable foundations for this type of structure
- Structures can not be closer than 5' to rear or side property lines
- No structure should be closer than 10' from another structure, either on the same property or adjacent property
- Open, unenclosed porches, balconies, paved terraces, etc, can project 10' into a front yard
- An enclosed porch, balcony, terrace, etc, can project 4' into a front yard



An accessory structure for parking can be located closer than 10' with fire protection

- A structure less than 120 square feet should still conform to regulations
- Typically, no accessory structure can be placed until the main structure is complete
- Typically, the total square footage of all structures can not exceed 30% of the lot size
- An accessory structure used for vehicle parking can be closer than 10' to the main structure if it is open on two or more sides, or, the wall closest to the main structure is constructed with no less than 1/2" gypsum board and a solid wood or honeycomb metal door with a 20-minute fire rating
- An accessory structure used for vehicle parking can be closer to the side property line IF it is open on all sides, permanently fixed to the ground, and permission from the adjacent property owner is provided
- No structure can be placed within 30' of an intersection
- Garages that are accessible from the alley should not be closer to the property line than 10'
- An accessory structure can not be taller than 20'
- A shed is not a liveable space
- The Board of Adjustments handle variance requests
- Yes, you can build your own. Please follow the 2018 International Building Code
- Most commonly a footings inspection and a final inspection is needed for accessory structures
- Structures 400 square feet or larger are considered new construction
- Accessory structures could be detached garages, work shops, playhouses, pergolas, detached decks, detached porches, pools, fences, sheds, carports, portable buildings, permanent structures, temporary structures, chicken coops, pool houses, gazebos, green houses, smoke houses or similar,



NAME: _____

ADDRESS: _____

DATE: _____

SITE PLAN

The diagram shows a large rectangular lot with a smaller rectangular structure centered within it. The lot is divided into four quadrants by a vertical line passing through the center of the structure and a horizontal line passing through the top and bottom of the structure. Dimensions and distances are marked as follows:

- Top-left quadrant:** A horizontal line segment is labeled "Distance".
- Top-right quadrant:** A horizontal line segment is labeled "Width".
- Bottom-left quadrant:** A horizontal line segment is labeled "Length".
- Bottom-right quadrant:** A horizontal line segment is labeled "Distance".
- Left side of the lot:** A horizontal line segment is labeled "Distance".
- Right side of the lot:** A horizontal line segment is labeled "Distance".
- Bottom side of the lot:** A horizontal line segment is labeled "Distance".

Check all that apply and draw them on this page

North Arrow	<input type="checkbox"/>	Distances to lot lines	<input type="checkbox"/>	Patios/Porches/Decks	<input type="checkbox"/>
Proposed Construction	<input type="checkbox"/>	Windows	<input type="checkbox"/>	Driveway	<input type="checkbox"/>
Structures on shared lot lines	<input type="checkbox"/>	Doors	<input type="checkbox"/>	Sidewalk	<input type="checkbox"/>
Accessory structures	<input type="checkbox"/>	Structure dimensions	<input type="checkbox"/>	Fence	<input type="checkbox"/>
Existing structures	<input type="checkbox"/>	Retaining wall	<input type="checkbox"/>	Pool	<input type="checkbox"/>
Stormwater	<input type="checkbox"/>			Other (See notes)	<input type="checkbox"/>

Notes: _____

NAME: _____

ADDRESS: _____

DATE: _____

Cross Section

The diagram shows a cross-section of a building with the following components and labels:

- Roof:** Roof Covering, Decking Material, Insulation, Truss Plate.
- Dimensions:** Truss Materials and dimensions, Overall height of structure, Second Story Height.
- Interior (Top):** Ceiling Covering, Framing Type, Insulation, Wall Covering, Sub Floor Material, Floor Covering.
- Joist:** Joist material and dimensions.
- Interior (Bottom):** Ceiling Covering, Sub Floor Material.
- Exterior:** Sill Plate, Gutter, Siding Material, Sill Plate, Slab, Foundation.

Check all that apply and draw them on this page

North Arrow
Proposed Construction
Ceiling Covering
Second Story Height
Floor Joist
Interior Wall Framing
Exterior Covering Type

x
x

Roof Covering
Insulation Type
Exterior Wall Framing
Soffit
Gutter
Stormdrain
Other (See notes)

Decks/Balconies
Overall Height
Truss Drawings
Skylight
Floor Covering
Subroof

Notes:



(314) 524 - 5677
plandev@fergusoncity.com

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