



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

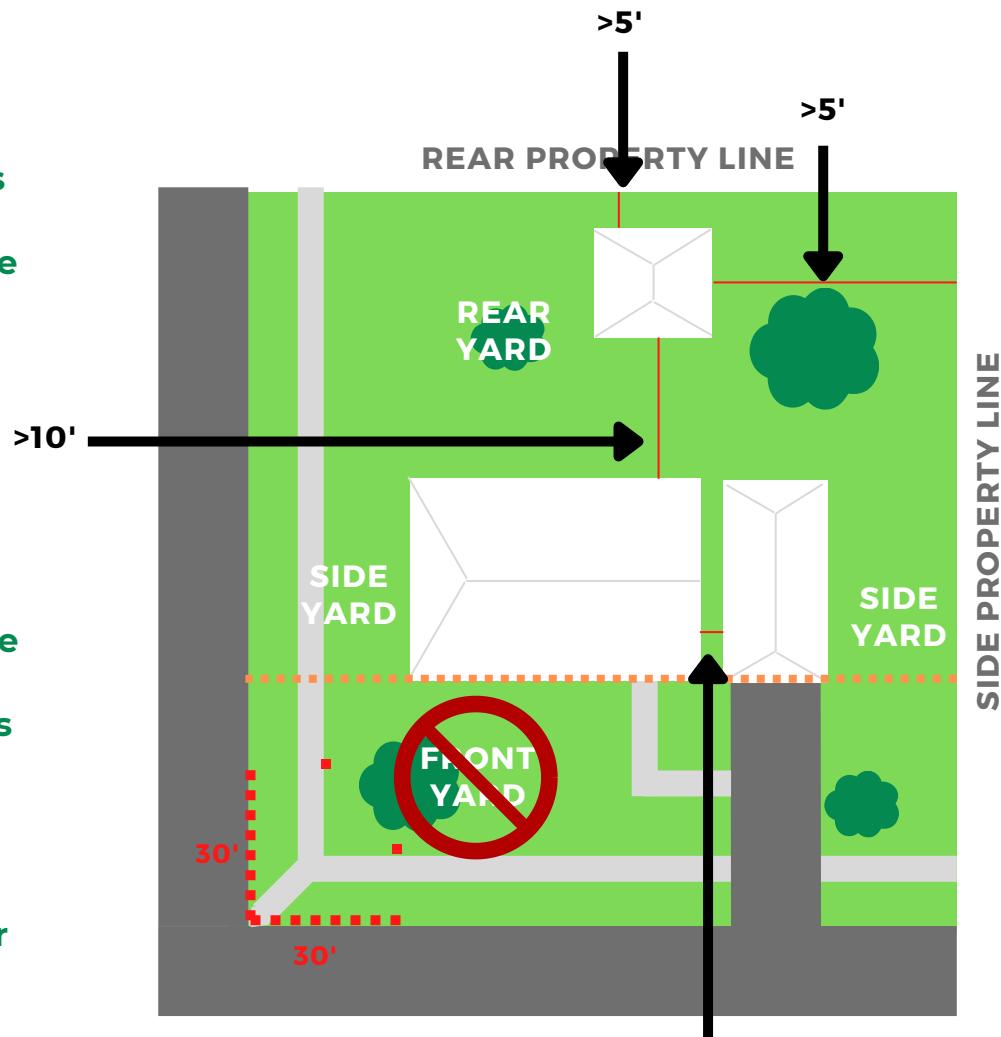
Fees may vary,
please check
with Community
Development.

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

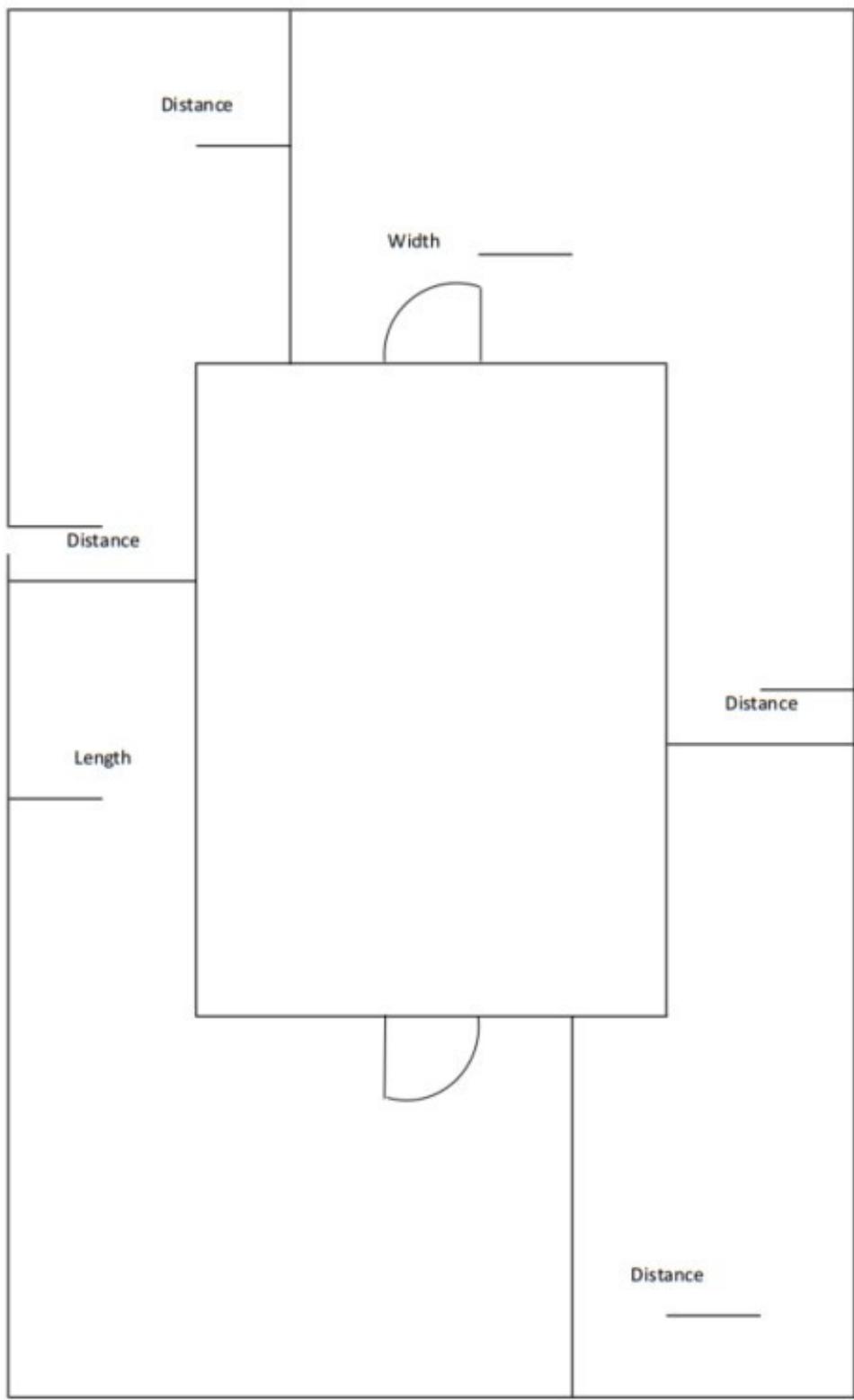
- A structure less than 120 square feet should still conform to regulations
- Typically, no accessory structure can be placed until the main structure is complete
- Typically, the total square footage of all structures can not exceed 30% of the lot size
- An accessory structure used for vehicle parking 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

Check all that apply and draw them on this page

North Arrow
 Proposed Construction
 Structures on shared lot lines
 Accessory structures
 Existing structures
 Stormwater

X
X

Distances to lot lines
 Windows
 Doors
 Structure dimensions
 Retaining wall

X

Patios/Porches/Decks
 Driveway
 Sidewalk
 Fence
 Pool
 Other (See notes)

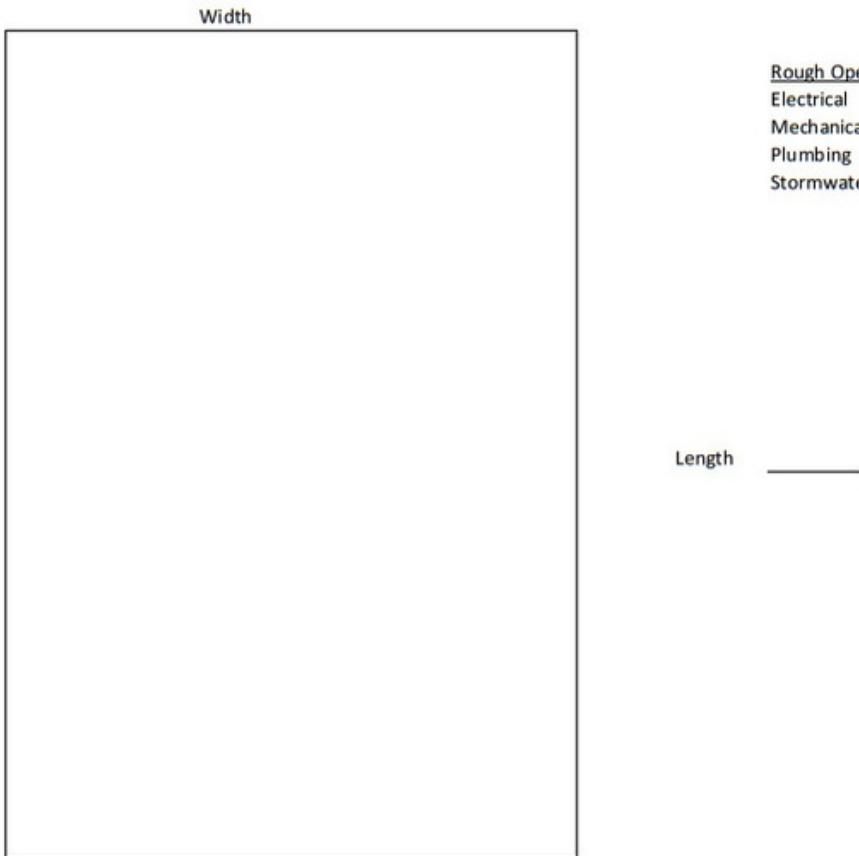
Notes: _____

NAME: _____

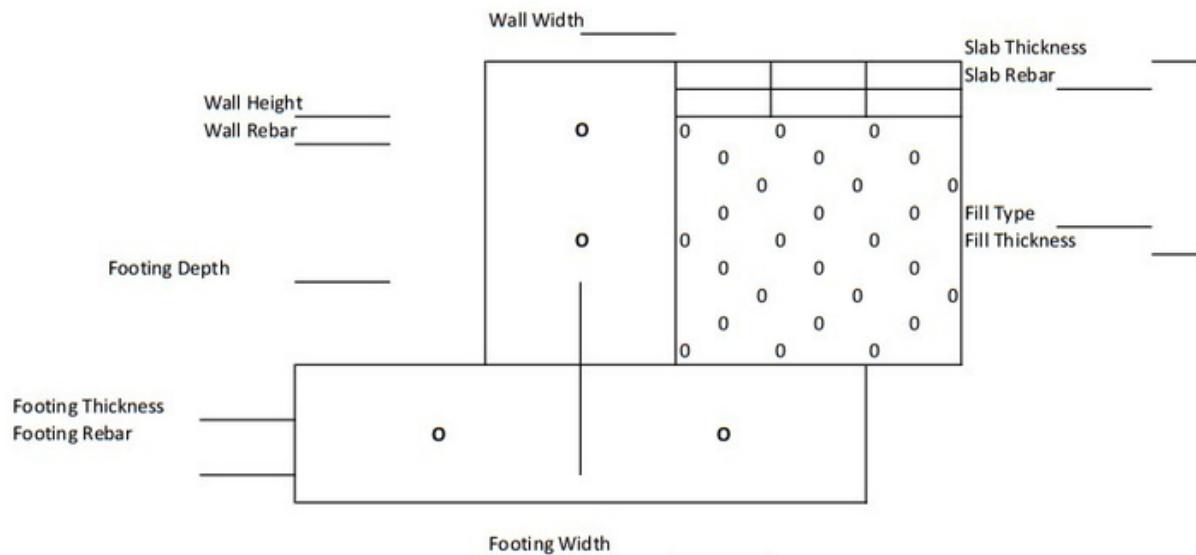
ADDRESS: _____

DATE: _____

Foundation Plan



Rough Openings:
 Electrical
 Mechanical
 Plumbing
 Stormwater



Check all that apply and draw them on this page

North Arrow
 Proposed Construction
 Sill plate
 Anchor Bolt
 Insulation

x
x

Rough Openings
 Tie Beams
 Piers
 Steel Reinforcement
 Fill

Patios or Porches
 Driveway
 Sidewalk
 Other (See notes)

Footing Depth Min 30"
 Fill Depth Min 4"
 Reinforcement Vertical Spacing Min 36"

Footing Width Min 12"
 Slab Thickness Min 3 1/2"

Footing Thickness Min 6"
 Overlap Min 2'
 Reinforcement Horizontal Min 2/footing and 2/wall

Wall Thickness Typ 8"

Wall/Footing Reinforcement Min #4

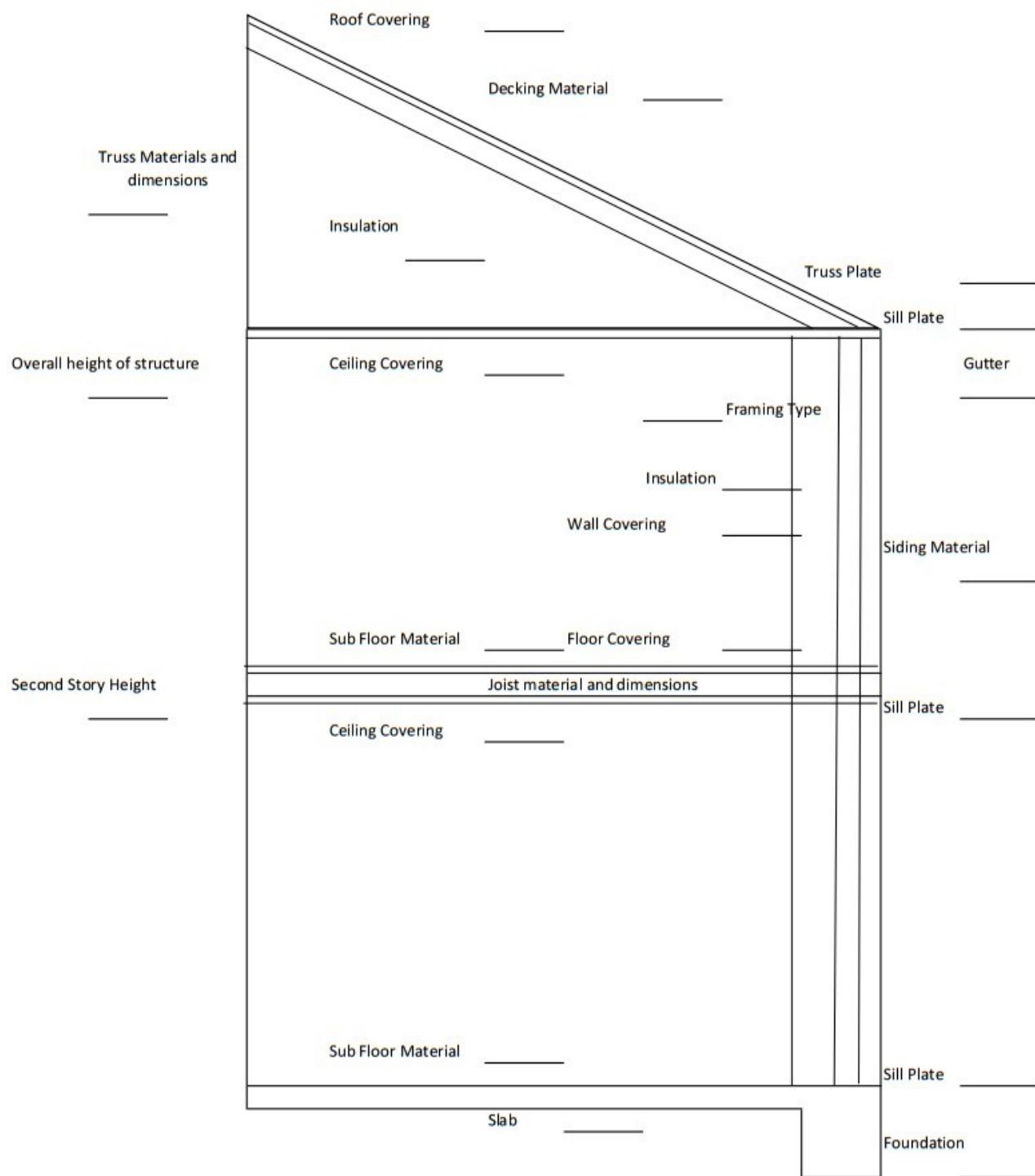
Notes:

NAME: _____

ADDRESS: _____

DATE: _____

Cross Section



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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