

## PERMIT REQUIRED FOR ALL STRUCTURES OVER 120 SQ. FT.

### ***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 pertaining to the principal structure.

### ***Detached Accessory Buildings & Structures:***

**Height:** A detached accessory building or structure shall **not be higher than the main building.**

**All** accessory buildings and structures shall be secured in place by piers, footings or anchors.

**\*NOTICE: Review your Covenants and Restrictions for your Subdivision prior to submitting for a permit.**

### ***Yard & Area Requirements:***

No detached accessory building or structure, except garages, shall be erected in any required front or side yard. Detached accessory buildings may be located in the rear yard but shall not occupy more than thirty percent (30%) of the rear yard area, except as otherwise regulated. No detached building or structure may be erected closer than **five (5) feet to the rear** or **five (5) feet from the side lot line.** In no case shall any accessory structure be located in a required transition strip or a recorded easement area.

### ***Building Bulk Regulations:***

No accessory building or structure shall be larger in total area than forty percent (40%) of the total building area of the principal structure on the lot.

### ***Corner Lots:***

On corner lots all street frontages are considered front yard areas. Therefore, accessory structures shall be located in the rear yard area along the interior side lot lines (the side lot shared with the next adjoining lot).

**Plans must be submitted.** If constructing a prefab structure (Morgan type building), the manufacturer's specifications must be submitted. **A site plan showing where the structure will be built must be submitted. Required inspections: Pier, framing, electric (if applicable) and final.** Inspections must be scheduled 24 hours in advance, by going on-line to request an inspection or call our office at (636) 327-5101.

If you have any questions, please contact:  
City of Wentzville  
Community Development Department - Building Division  
1001 Schroeder Creek Blvd  
Phone (636) 327-5101 [www.wentzvillemo.gov](http://www.wentzvillemo.gov)