

Permit Overview

Permit Submittal Checklist

Permit Required

If your accessory structure's footprint exceeds 200 sq. ft., then proceed with the permit checklist.

Online Permit Application (MyGov)

Visit web.mygov.us and login with your Collaborator account. When you are making your new request, select "Accessory Structure Permit (R)" under New Residential Permit.

Construction Plans

Submit digital construction plans with application, drawn to scale. Required details on reverse side of this flap.

Contractor's Business License*

Make sure your contractor has a City of Arnold business license

** This step is not required if you are the resident and property owner and intend to install the structure yourself.*

Permit FAQs

What is MyGov and how do I use it?

MyGov is a web-based City Hall—where you can visit to make permit applications, request information, make reports, and more. Please see the blue "MyGov" brochure for more information.

How much is the permit fee?

You can estimate your permit fee at public.mygov.us/arnold_mo/estimate?module=pi.

How long will it take to process my permit?

Typically up to five (5) business days.

For more information:

**Community Development Department
Arnold City Hall
2101 Jeffco Blvd.
Arnold, MO 63010**

**(636) 282-2378
www.arnoldmo.org**

**Office Hours:
Monday - Friday, 8:00am to 4:30pm**



This series is published by The City of Arnold, Missouri, Community Development Department, as part of a public information service.

These brochures have no legal status and cannot be used as an official interpretation of the various codes, regulations, and ordinances currently in effect. This is not intended to be an all exhaustive source of information on the subject matter. The City of Arnold accepts no responsibility to persons relying solely on this information.



Brochures are updated periodically. Contact the Community Development Department to determine if you have the most recent edition.

Accessory Buildings



What you need to know.



2023-07



Dept. of Community Development
(636) 282-2378
www.arnoldmo.org

The City of Arnold Community Development Department supports and encourages every resident's decision to improve their home. Permit applications, approval of plans, and inspection of work being done helps ensure your new accessory building meets minimum code requirements while improving your property.

What are accessory buildings?

An accessory building is a detached, enclosed structure that is secondary to the principal use of another structure on the same premises.

The principal structure of residential properties is the house. Examples of residential accessory buildings include detached garages, sheds, greenhouses, and gazebos.

Do I need a permit to build one?

The City requires a building permit for all accessory structures over 200 square feet in floor area.

Before you dig

Reduce the risk of personal injury and property damage by contacting the Missouri One Call System to request to have the location of your utilities marked.

1-800-DIG-RITE

mo1call.com

What rules are there for accessory buildings?

Accessory buildings cannot exceed 60% of your home's gross floor area.

Accessory buildings of any size are prohibited in front yards. Per building codes, accessory buildings shall not be erected within ten (10) feet of any other building.

Different rules apply to accessory buildings depending on the floor area:

200 sq.ft. or greater

Permit Required?	Yes
Follow Setbacks?	Yes

Between 200 sq.ft. and 120 sq.ft.

Permit Required?	No
Follow Setbacks?	Yes

120 sq.ft. or less

Permit Required?	No
Follow Setbacks?	No

Setbacks vary by district. Please call (636) 282-2378 or visit arnoldmo.org to find the setback requirements of your property.

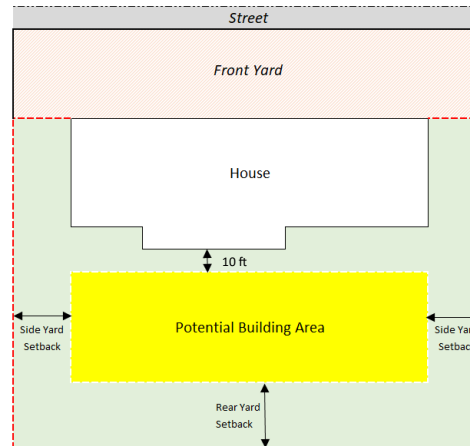


Diagram of a typical interior lot, showing approximate setbacks and potential building area for an accessory building exceeding 200 sq.ft.

What needs to be included in the detailed construction plans?

To receive a construction permit for your accessory building, you need to submit the following detailed construction plans with your permit application (all drawn to scale):

1. Site plan or survey showing setbacks, easements, structures, all other improvements, and storm water drainage direction
2. Foundation plan
3. Building elevations
4. Wall sections
5. Electrical layout plans, if applicable

What else should I know?

Accessory buildings must be constructed to the standard of all structures in the City. The Community Development Department currently uses the 2021 International Building Code (ICC) and the 2020 NEC Electric Code.

Lot line disputes between neighbors are a civil matter and the City does not involve itself in these cases.

It is the responsibility of the applicant to ensure that the work being carried out is in compliance with the requirements of indentures, Homeowners Associations, etc.

To get the full scope of information regarding your home improvement project, please visit arnoldmo.org or contact the Community Development Department at (636) 282-2378.