

Sheds and Other Accessory Structures

Section 2.04(e) O'Fallon Zoning Code of Ordinances 1998

Frequently Asked Questions:

Do I need a permit?

If:

- **1-100** square feet – NO, but the zoning setbacks must still be followed
- **101-199** square feet – Yes: a Zoning Permit
- **200** square feet and up – Yes: a Building Permit

Do I need a foundation under my shed or accessory structure?

If, the structure is 200 square feet or larger--Yes

- The foundation must extend a minimum of 30 inches below finished grade.

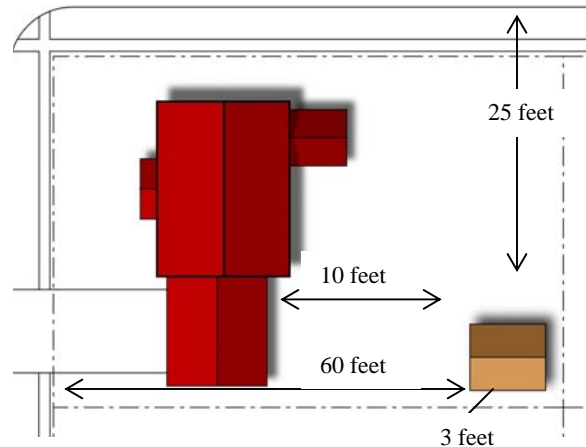
If the structure is less than 200 square feet --No

- However, the structure is required to be tied down to prevent damage to adjacent properties in the event of a wind storm

Can my Shed or Accessory Structure be placed anywhere on my property?

No, there are lot line setback regulations:

- Maximum Height – **25 ft**
- Minimum distance from **principle building- 10 ft**
- Minimum distance from **front lot line- 60 ft**
- Minimum distance from **inner lot lines- 3 ft**
- Minimum distance from **street lot line- 25 ft**
- Maximum lot coverage – **30%**



What is the next step?

Complete and submit the appropriate permit application, if needed, with the site plan. They can be obtained at City Hall.

PLEASE NOTE: These guidelines are not a comprehensive presentation of all the ordinances involved in placing, erecting, or constructing a shed or any other accessory structure.

If you have questions or concerns please contact the O'Fallon Planning and Zoning Department at (618) 624-4500 ext. 4