



## **ACCESSORY BUILDINGS INFORMATION SHEET**

### **Allowed Uses:**

Accessory buildings, used for the storage of domestic supplies, not exceeding 200 square feet.

Private detached garages, used for the storage of vehicles, not exceeding 1200 square feet.

Accessory buildings or detached garages which exceed the allowable square foot maximum require Conditional Use approval.

Accessory buildings and detached garages combined square footage shall not exceed a total of 1200 square feet, or occupy greater than 25% of rear yard.

### **Requirements:**

1. NO permit shall be issued for the construction of more than one detached garage structure, 20.040 (5).
2. An accessory building and detached garage shall be considered part of the principal building if it is located less than (6) six feet from the principal building structure.
3. NO accessory building or detached garage in a residential district shall exceed the height of the principal building, with a maximum of no higher than twenty (20) feet.
4. Residence One District (R-1) setbacks for accessory structures and detached garages not considered part of the primary structure:
  - Front setback - same as principal structure
  - Interior lot side - 5 feet
  - Corner lot side - 10 feet
  - Rear yard -10 feet
  - No structure shall be located over any drainage or utility easement, 20.040 (11).
5. For the purpose of the above setbacks, a delineated wetland edge shall be considered the same as a property line or right-of-way line.
6. Wood post and beam buildings (pole barns) are prohibited in all residential districts, 20.050 (2).
7. Roof shall have a 40-pound per square foot live load design.
8. Six-inch wood-to-earth separation, unless the wood is decay resistant.

### **The following must be submitted to obtain a permit**

1. Building Permit Application (detached garage)  
Zoning Permit Application (accessory building 120 sf or more but not greater than 200 sf or an accessory building less than 120 sf with a permanent foundation.)
2. Site Plan or survey to include
  - Lot line location and dimensions
  - Existing location of buildings and driveways
  - Existing easements on the property
  - Location of proposed structure
  - Percentage of rear yard the total floor area(s) of structures occupy.
3. Building plan to include
  - Floor size

- Height/Elevation
- Type of construction (studs, rafters, trusses)
- Beam and header size

**Inspections required**

- Footing: After all forms and reinforcements are in place **prior to pouring concrete.**
- Framing: Necessary only if the interior is to be covered or finished.
- Final: When the structure is complete.

**Call 24 hours in advance to schedule an inspection.**

All electrical inspections and electrical permits are serviced by the State Board of Electricity, [www.electricity.state.mn.us](http://www.electricity.state.mn.us). Electrical inspections requests can be made by calling 763-434-4853, between the hours of 7 and 8:30 a.m.