ACCESSORY STRUCTURES (Garages/Sheds)
BUILDING AND ZONING REQUIREMENTS

(REVISED 3/14/2012)

NOTE: No building permit shall be issued for the construction of more than one (1) detached accessory building on a single parcel in addition to one (1) private garage (attached or detached), except by conditional use permit.

PERMIT SUBMITAL CHECKLIST:

☐ Signed completed **Zoning Permit** application for structures equal to or less than 120 square feet, along with a Certificate of Survey with shed drawn in its location to scale.

☐ Signed completed **Building Permit** application for structures greater than 120 square feet, with the following documents:

- ☐ 2 Copies of a Certificate of Survey, drawn to scale indicating the lot dimensions, the location and ground coverage area of existing structure(s), and the location and area of the proposed structure. Indicate the setbacks from property lines and other buildings on lot. A Certificate of Survey for the property may be on file at City Hall.
- ☐ 2 Copies of plans showing proposed designs and materials. Plans shall be drawn to scale and shall include the following information:

1. A floor plan indicating the following:
   - ☐ Proposed garage size.
   - ☐ Size of headers over openings.
   - ☐ Size and spacing of roof rafters/trusses.
2. A cross section view indicating the following:
   - ☐ Depth of concrete slab and perimeter bearing.
   - ☐ Size and spacing of skids and floor joists. (when building a wood floor)
   - ☐ Location and type of anchor used to anchor building to ground. (when building a wood floor with no foundation)
   - ☐ Pitch of roof.
   - ☐ Size, grade and spacing of roof rafters/trusses.
   - ☐ Type(s) of sheathing and siding material.
   - ☐ Ceiling height.
3. Elevations indicating the following:
   - ☐ Height of structure from established grade.
   - ☐ Type of roof covering materials.
   - ☐ Type of exterior sheathing, bracing and wall covering.

Attached are examples of drawings which are intended as a **GUIDE ONLY!!**

GENERAL BUILDING CODE REQUIREMENTS:

- Accessory structures shall have minimum unobstructed headroom of 7 feet.
- Garage floor surfaces may be concrete, asphalt, sand, gravel, crushed rock, or natural earth. Special design consideration required for garage walls which do not have a concrete slab to resist the lateral pressure of backfill on the base of the wall. Sheds intended for storage of yard equipment, and not automobiles or other vehicles, may have floors built with treated lumber.
- All Automatic Garage Door Opening Systems must comply with the provisions of Minnesota Statutes 325F.82, and 325F.83
  - 325F.83, Subd. 3: All automatic garage door opening systems must include an attached edge sensor, safety beam, or similar device that when activated causes a closing door to open and prevents an open door from closing. This device is to be designed and built so that a failure of the device prevents the door from closing.
- The minimum thickness of concrete floor slabs supported directly on the ground shall be not less than 3½ inches.
- All stumps, roots and black dirt shall be removed from the soil to a depth of twelve (12) inches below the surface of the ground.
- Walls shall be anchored to the slab with minimum ½ inch diameter anchor bolts or foundation anchor straps spaced a maximum of 6 feet on center around the perimeter of slab. There shall be a minimum of 2 bolts per section of wall plate with one bolt located not more than 12 inches or less than 7 bolt diameters from each end of the plate section.
- Sheds built on treated skids and wood floors shall be anchored to the ground by means of screw anchors or other anchor device to prevent overturning in high winds.
- Foundation plates or sills resting on concrete slabs supported directly on grade shall be treated wood. Wood supported on concrete within 8 inches of exposed ground shall also be treated.
- Wood siding, sheathing, and wall framing on the exterior of a building having a clearance of less than 6 inches from the ground shall be treated.
- Caulk and flash all exterior openings.
- Roof framing for detached garages must be designed for minimum 35 pounds per square foot snow load. Manufactured trusses shall not be altered and truss specs shall be on site for framing inspection.
- Engineered design required on pole barn structures to show compliance with code required structural stability to wind and snow loads.

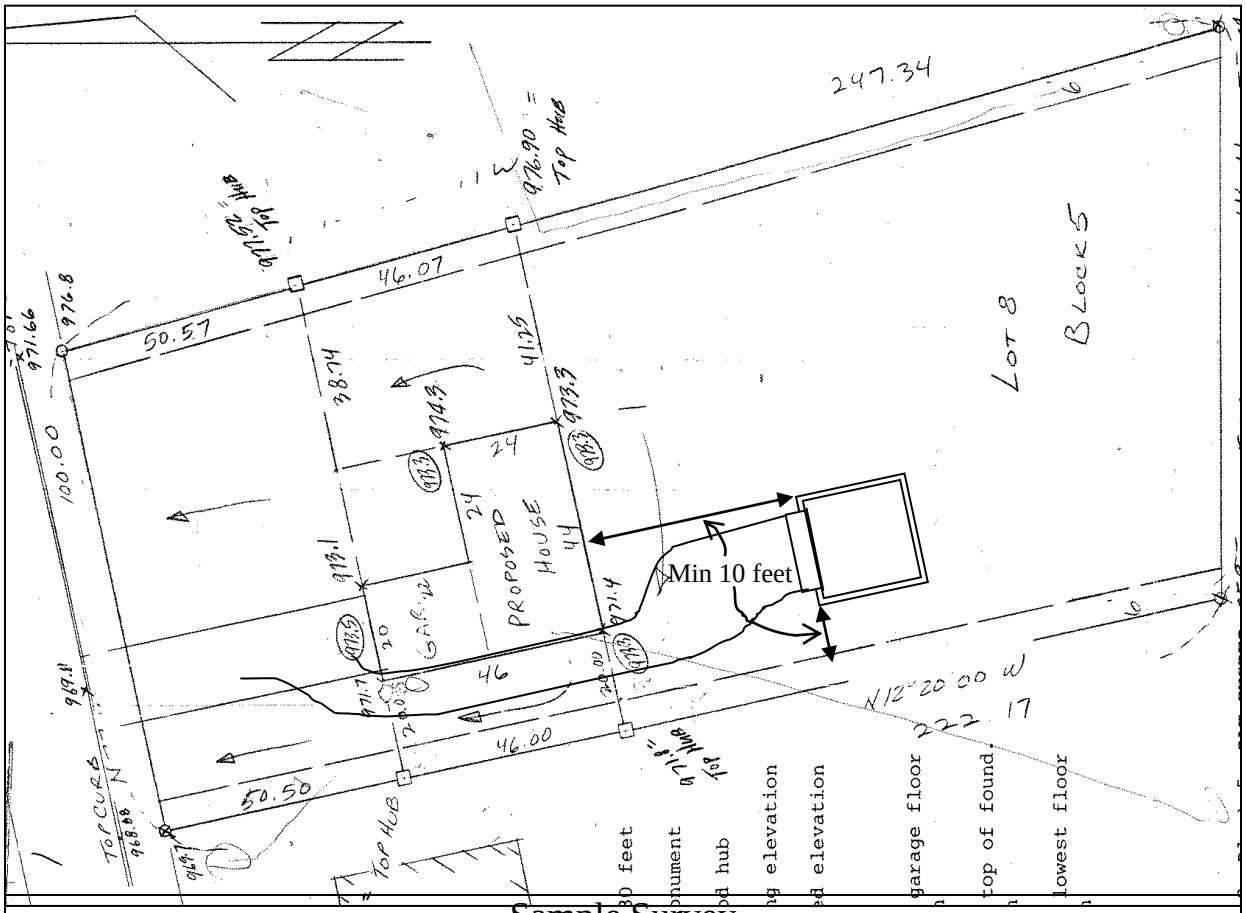
GENERAL ZONING REQUIREMENTS:

- **Required Paved Driveway:**
  Detached structures having an exterior opening of 8 feet or greater shall have a paved driveway meeting the requirements of Zoning Ordinance section 11-19-7. I.

- **Height:**
  The height of an accessory building shall be measured from the mean ground level to the uppermost point of the roof. Except as expressly permitted by conditional use permit, accessory buildings shall comply with the following height limitations:

Zoning District	Maximum Height	Zoning District	Maximum Height	Zoning District	Maximum Height
A-P	20 Feet	RS-3	15 Feet	RST-2	15 Feet
RA	20 Feet	RS-4	15 Feet	RM-1	15 Feet
RS-1	15 Feet	RS-CBD	15 Feet	RH-1	15 Feet
RS-2	15 Feet	RST-1	15 Feet		

- **Setbacks and Encroachment:**
  - For corner lots within the RS-3, RS-4, and RS-CBD districts, private garages (attached or detached) that are oriented so that vehicle access is directly straight in off of a public street adjacent to the side lot line shall be set back not less than 25 feet from the side lot line abutting the public right of way.



Sample Survey

  - All detached accessory buildings equal to or less than 120 square feet shall be set back at least 6 feet from any other building or structure on the same lot, and shall not be located within a required buffer yard or drainage and/or utility easement.
    ⇒ Such structures may encroach into the required side or rear yard setbacks when located in the rear yard of a lot, except in the case of a side yard of a corner lot abutting a public

street. When encroachment into required side or rear yard setbacks is allowed, such detached accessory buildings shall be set back at least 5 feet from all adjoining lots.

- All detached accessory buildings in excess of 120 square feet shall be set back at least 10 feet from any other building or structure on the same lot, and shall not be located within a required buffer yard or drainage and/or utility easement.

  ⇒ Such structures may encroach into the required side or rear yard setbacks when located in the rear yard of a lot, except in the case of a side yard of a corner lot abutting a public street. When encroachment into required side or rear yard setbacks is allowed, such detached accessory buildings shall be set back at least 10 feet from all adjoining lots.

- In the RS-CBD District, detached accessory buildings shall be set back at least 5 feet from side lot lines.

- **Area Limitations:** Except for agricultural buildings on farms or as expressly permitted by conditional use permit, the combination of accessory buildings and garages shall not exceed either of the following area limitations per unit or the total gross floor area of the principal structure, whichever is least:

Zoning District	Use	Max % of min. lot area occupied by accessory structure	Max floor area per accessory structure
A-P	All Uses	Not Applicable	Not Applicable
RA	Single Family	2%	8,712
RS-1	Single Family	10%	2,000
RS-2	Single Family	10%	1,500
RS-3	Single Family	10%	1,100 (interior lot) 1,250 (corner lot)
RS-4	Single Family	10%	938 (interior lot) 1,125 (corner lot)
RS-CBD	Single Family	10%	840 (interior lot) 1,008 (corner lot)
RST-1	Single Family	10%	1,500
	Two Family	10%	750
RST-2	Single Family	10%	1,100 (interior lot) 1,250 (corner lot)
	Detached Townhouse	10%	750
	Two Family	10%	750
RM-1	Single Family	10%	1,100 (interior lot) 1,250 (corner lot)
RM-1	Two Family	10%	750

	Townhouse	10%	750
RH-1	Single Family	10%	1,100 (interior lot) 1,250 (corner lot)
	Two Family	10%	750
	Townhouse	10%	750

- For lots in the RA, RS-1, RS-2, and RS-3 districts one acre or larger with Single-family homes that have an above grade finished floor area of more than 2,000 square feet are permitted a garage attached to the principal building not exceeding a maximum area of 1,250 square feet and an additional detached accessory structure of no more than 120 square feet.

- **Exterior Building Material:** The same or similar quality and scale exterior building materials shall be used in the accessory buildings as in the principal building. All accessory buildings shall also be compatible with the principal building on the lot. "Compatible" means that the exterior appearance of the accessory building is not at variance with the principal building from an aesthetic and architectural standpoint as to cause; a difference to a degree to cause incongruity or a nuisance. (Ord. 762, sec. 7, 4-5-2004)

NOTE: For specific code and zoning requirements, please contact the Building Inspection Department at 952-985-4440.

REQUIRED INSPECTIONS:

□ **Slab:** After forms and reinforcing are in place, but prior to pouring concrete.

□ **Electrical Rough-In:** Splices completed, minimum 6 inches of conductor, not energized.

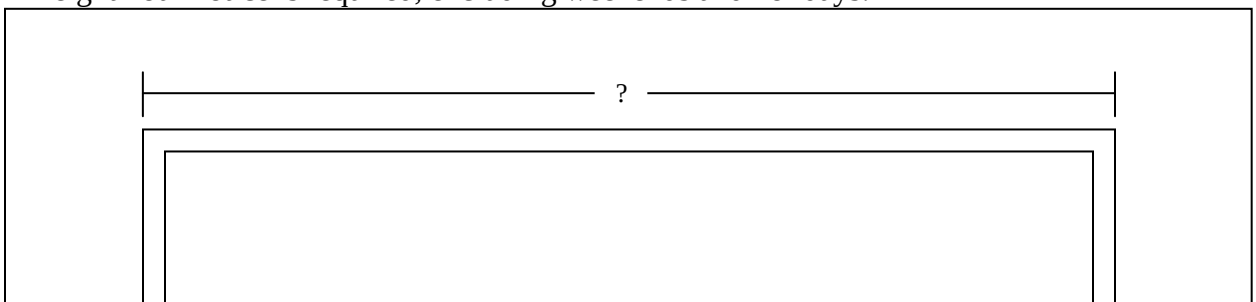
□ **Framing:** After all framing and wiring are complete, roof covering installed but prior to application of the siding.

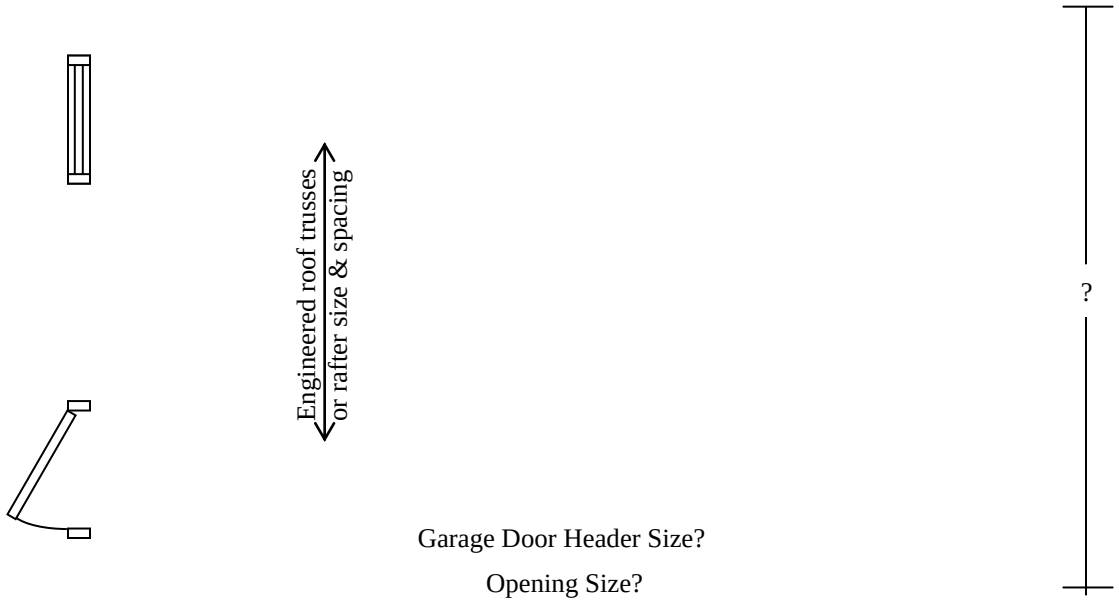
□ **Electrical Final:** When wiring is complete and all fixtures installed.

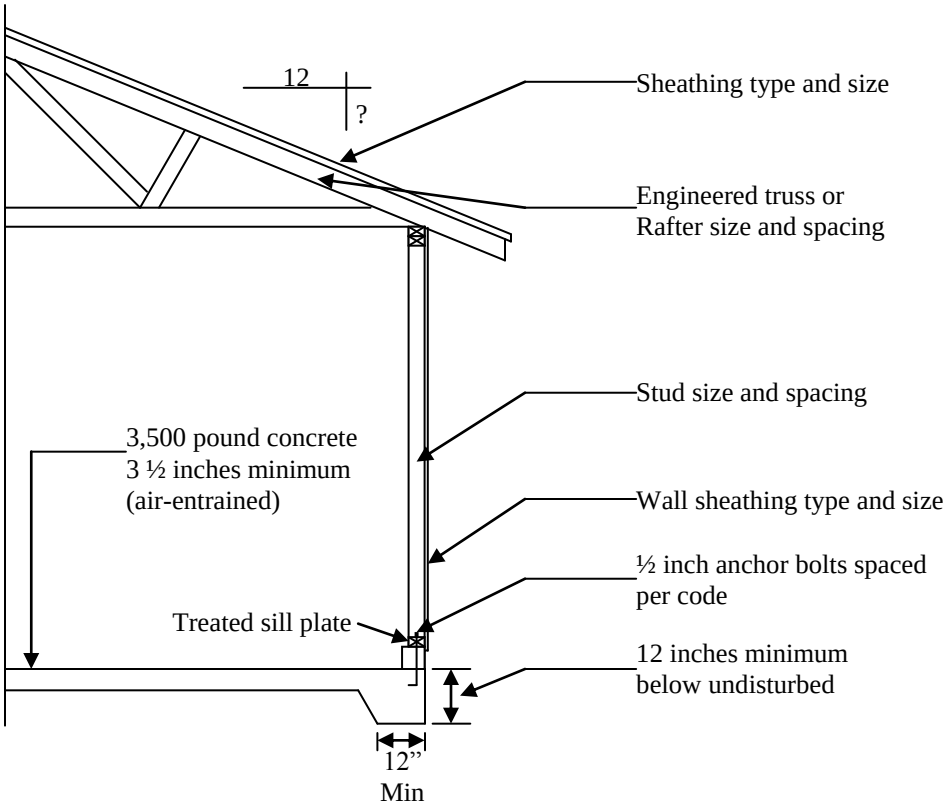
□ **Final:** When the structure has been completed and final electrical approved.

GENERAL NOTES:

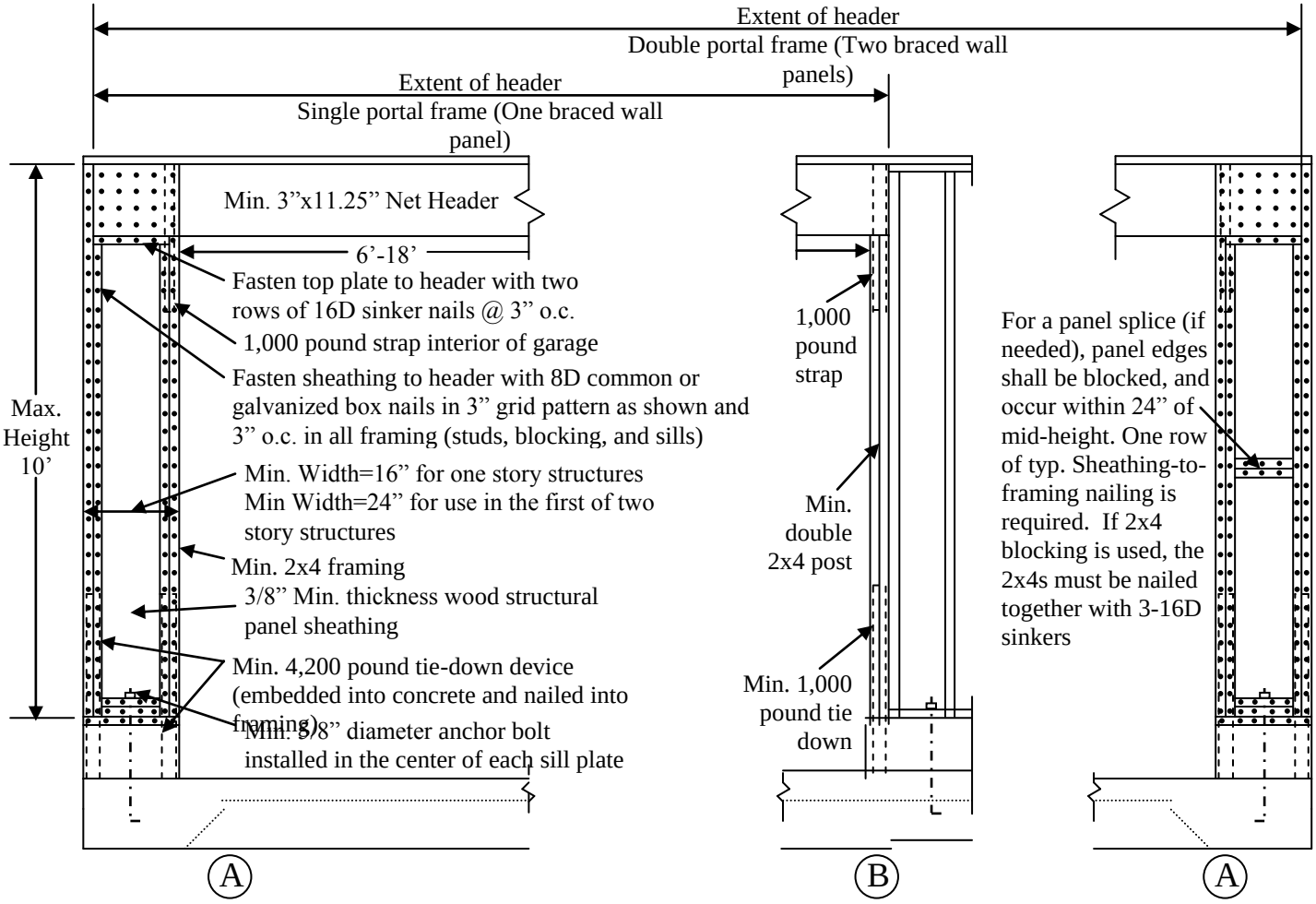
- The stamped, city approved plan and survey shall be kept on the job site and readily available until the final inspection has been made.
- The Inspection Record Card shall be placed on an exterior wall of the Accessory Building and shall remain posted until the final inspection has been made. Cards should be protected from the weather.
- Call 952-985-4440 between 8:00 A.M. and 4:30 P.M. to schedule for an inspection. **Provide at least 24-hour advance notice and provide permit number at time of scheduling.**
- Prior to digging, call Gopher Services at 651-454-0002 to verify utility locations. Forty-eight hour notice is required, excluding weekends and holidays.







Narrow Wall Bracing

*High winds can cause walls with large openings and small wall sections adjacent to the opening to rack or twist as shown in this photo from the APA.

*To prevent this, the building code requires 4 foot sections of wall on either side of the garage door opening or follow the alternate braced wall panel requirements shown below.