



# ACCESSORY STRUCTURES

(Detached garages, sheds, gazebos, etc.)

Regulations for single-family houses zoned LDR-1 and not part of a homeowners' association

## Number

A single-family dwelling is permitted up to three detached accessory structures such as a shed, garage, gazebo, hot tub enclosure, fish house, etc.

## Size

Only one accessory structure may be over 200 square feet in area. The maximum size of this structure is 1,200 square feet minus the area of an attached garage. The other two accessory structures each may be no larger than 200 square feet. Only an accessory structure larger than 200 square feet may have a door wider than six feet.

There is a provision that allows an attached garage of up to 1,600 square feet if the attached garage does not exceed 80 percent of the finished floor area of the house and no other detached accessory structures are located on the property. More information on this provision can be found in the "Additions to Living Spaces or Attached Garages" handout.

The maximum height of an accessory structure is 20 feet or the height of the house/attached garage, whichever is less.

If your existing garage is smaller than 22 feet wide by 22 feet deep there may be minimum dimension requirements for a structure larger than 200 square feet. Call the Planning Division at (763) 767-6430 for more information. Have the dimensions of your existing garage available when you call.

## Location

	Minimum setback from rear property line	Minimum setback from a side property line that does not abut a public street	Minimum setback from a side property line that abuts a public street
Structure less than 900 square feet in area	5 feet	5 feet	20 feet
Structure 900 square feet or more in area	35 feet	10 feet	20 feet

An accessory structure may not be closer to the street than the front of the house/attached garage.

Setbacks from the streets are measured from the property line, not the curb or edge of the pavement. The area between your property line and the roadway is called the boulevard. To determine the depth of your boulevard call the Engineering Division at (763) 767-6479.

Accessory structures must be located at least six feet (measured wall to wall) from the house/attached garage.

Accessory structures may not be placed in a sewer, water, drainage, utility or similar type easement. To determine if there are easements on your property you may request a copy of the building permit survey from the Inspection Division at (763) 767-6476.

## Exterior Material

The architectural style, color, roofing and siding of accessory structures must be compatible with the house/attached garage.

## Foundation

An accessory structure 120 square feet or larger must be placed on a permanent concrete slab.

## Lot Coverage

No more than 30 percent of the lot may be covered by buildings, drives and parking areas.

## Special Situations

Call the Planning Division at (763) 767-6430 for more information if:

- Your property has frontage on Crooked Lake or the Mississippi River
- You want to convert garage space to living space
- You are constructing a garage on property that does not have a garage
- You have a corner lot and your house faces the longer of the two street frontages

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**Prohibited Structures**

Tents, portable structures, tarp-covered structures (“instant shelters”), semi-trailers and ground level storage containers are prohibited.

**Additional Information**

For information relating to an application for a building permit, contact the Inspection Division at (763) 767-6476.

**Building Permits**

**All structures must comply with the zoning and building codes.** A building permit is required if the structure exceeds 120 square feet in area.