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## RESIDENTIAL ACCESSORY BUILDING & DETACHED GARAGE REGULATIONS

Property Size	Number of Buildings Allowed	Total Square Feet	Maximum Height*
< 2.5 acres	1	2,400 SF	25 feet
2.5 – 4.99 acres	2	3,200 SF	25 feet
5.0 – 9.99 acres	3	6,400 SF	30 feet
10 acres +	Unlimited	Unlimited	30 feet
Planned Unit Developments	1	1,600 SF	25 feet

One additional garden shed, playhouse, or school bus shelter is permitted in excess of the numbers indicated above, provided it does not exceed 120 SF.

Required Setbacks:	Front Yard	Side Yard	Rear Yard
Accessory structures must be located in side or rear yards unless 300 feet or more from the centerline of adjacent roads.	120 feet from local/city road centerline OR 150 feet from a county or state road/highway centerline OR Equal to the setback of the existing principal structure, whichever is greater	20 feet, except when abutting a street, front yard setbacks apply	35 feet, except when abutting a street, front yard setbacks apply

- A minimum setback of 30 feet and maximum setback of 50 feet is required from all structures to wetlands, depending upon the type/quality of the wetland(s).
- Structures cannot be located within ditches or drainage and utility easements.
- Additional setbacks may be required from septic systems and wells.

### General Parameters:

- All applications require a survey or site plan. If you cannot locate your property corners, verification of property lines by a registered surveyor may be required depending upon the proposed accessory building setback. The City Zoning Administrator will determine needs on a case-by-case basis.
- Building color and design must complement the principal structure. No galvanized or unfinished metal is permitted. All roofs must have minimum 3/12 pitch (Section 11-4-2.B).
- Accessory buildings may not be constructed before the house or other principal building on the property (Section 11-3-5.B.3).

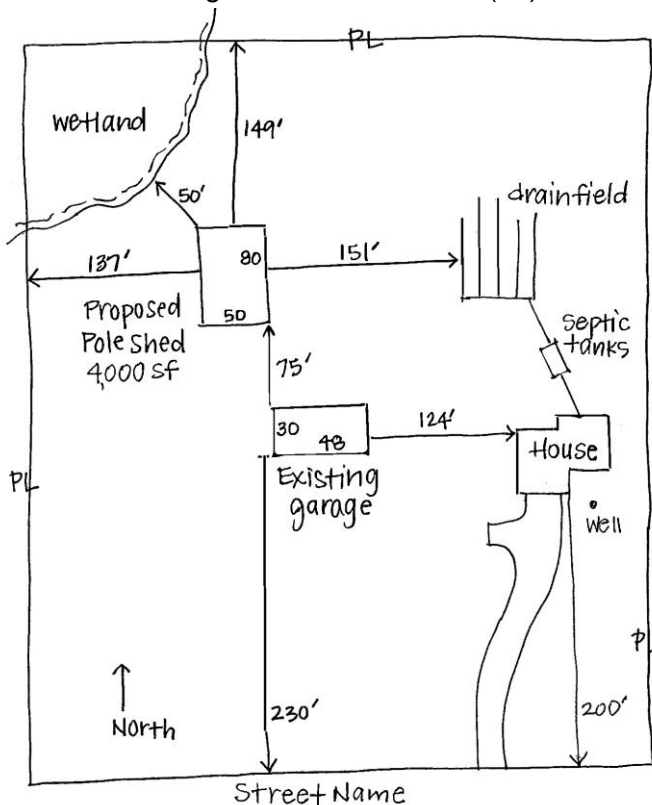
- If a property is split with existing buildings, the size of any parcel must be large enough to accommodate the number and square footage of accessory structures as outlined above (Section 11-4-2.D).
- Residing in accessory buildings, mobile homes, recreational vehicles, or partially completed houses is prohibited, except for a temporary period of time and only by City Council action (Section 11-4-7.A and G) .
- Any property owner using pole sheds or detached accessory structures for the storage of business vehicles, machinery and equipment are considered Extended Home Occupations and require an Interim Use Permit approved by the City Council in accordance with Section 11-4-3.B of the City Code.

### Nonconforming Structures:

Existing accessory structures which are non-conforming in terms of setback, location, or otherwise may have additional restrictions but may be expanded provided the non-conformity is not increased. Discussion with the Zoning Administrator is required.

If the existing house (principal structure) is closer than the required setback (ie: non-conforming setback), any additional accessory structure shall comply with the setback requirements for the principal structure (120 or 150 feet from centerline), except that one (1) accessory structure may be located in the front yard, closer to the front lot line than the principal structure, provided it meets the following criteria:

1. The accessory structure shall comply with the minimum setback requirements for the principal structure.
2. The overall floor area of the accessory structure may not exceed eight hundred (800) square feet, with sidewall height not to exceed ten (10) feet.



3. The exterior, such as roofing, siding and trim of the accessory structure must be similar in color and materials to the principal structure, as well as the roof pitch and other design elements.

4. The building may not be located more than sixty (60) feet from the principal structure, nor directly in front of it.

### Site Plan Required:

If available, use of an existing survey or a printout of the aerial photo (<http://gis.anokacountymn.gov>) showing the proposed structure, size and setbacks is helpful and can serve as the site plan.