



Accessory Buildings

A **Building Permit** is required for accessory buildings that are **larger than 200 square feet** in size. **Site Plan Review** by the City Planner is required for all accessory buildings **200 square feet and under**.

In order to apply for a Building Permit to construct an accessory building, you will need to be either a licensed state residential contractor or the property owner with the intent to occupy the home.

Plan Review will take approximately 5 to 7 working days.

The following information must be submitted before a Building Permit or Site Plan Approval can be issued.

- A completed Building Permit Application Form (200 square feet and larger only)
- One (1) copy of a certificate of survey or site plan
- Two (2) sets of construction plans showing the following:
 - A scaled floor plan showing the dimensions of the accessory building, location of all doors and windows, size of headers, size and spacing of roof rafters, and indicating floor construction type.
 - A cross section of a typical wall indicating the following: size and depth of footings; floor material and size, wall material indicating type of studs proposed, sheathing, plates, siding; size and spacing of roof rafters; type of roof sheathing; roofing material and roof pitch; ceiling height; method of anchoring to the foundation; finished height of grade.
 - Elevation drawings indicating the following: height of the accessory building from the finished grade; type of siding and roofing materials; location of windows and doors; height of door openings; and header sizes.

Fees: All building permit fees are based on the City's Fee Schedule and include the following: Permit Fee; Plan Checking Fee; State Surcharge; and Contractors License (if applicable). *Please contact the City at 612-782-3301 to get a more accurate permit fee total for your specific project.*

Zoning Requirements:

Maximum Number of Buildings: A maximum of 2 individual accessory building per lot, including detached garages, are allowed in all zoning districts.

Maximum Structure Size: In the R1, R1-A, and R2 Zoning Districts, no accessory building can exceed 750 square feet in area or 80% of the area of the principal building, whichever is less. If a detached garage exists on the same lot, one additional accessory building is permitted, except that it cannot exceed 200 square feet.

Maximum Structure Height: A detached accessory building cannot exceed the height of the principal building or 15 feet, whichever is less. The maximum height to the highest point on a roof shall not exceed 20 feet.

Our Mission is to be a progressive and livable community, a walkable village, which is sustainable, safe and secure.

Maximum Lot Coverage:

R1 District – On lots 9,000 square feet and over, lot coverage is not to exceed 35%. On lots 9,000 square feet and under, lot coverage is not to exceed 40%.

R1-A District – Lot coverage is not to exceed 35%.

R2 District – Lot coverage is not to exceed 35%.

Location: No detached accessory building may be located within any yard other than the rear yard, except that detached garages may be located in side yards.

Structure Setbacks: The wall of an accessory building shall not be located less than 5 feet from any property line and in no case shall an eave or other portion of any accessory building be located within 3 feet of any property line except as outlined below(*).

Unless attached to and made part of the principal building, no eave or other portion of an accessory building may be closer than 5 feet from any principal building, except as outlined below (*). If an accessory building is attached to the principal building it will be considered a part of the principal building and must comply with all setback requirements.

(*) A garage which will cover an area of no more than 576 square feet may be located within the side setback and/or rear setback if a setback permit has been issued for the garage under the provision of the City Code. *Contact the City Planner for more information about this process.*

Additional Information:

- Building design must be consistent with the design and materials of the principal building (structures constructed of canvas, plastic fabric, or similar non-permanent materials are prohibited);
- Garage door openings are limited to 8 feet in height;
- Single-family homes are limited to one driveway access from the local street.

For more information please contact the City Planner at 763-231-4863 or planner@ci.saint-anthony.mn.us