



Permit Essentials: Accessory Buildings

This handout is intended for informational purposes and is not legally binding. All requirements for accessory buildings can be found in section 205.080 of the City Code. Please contact a member of the planning staff for assistance in site planning and to ensure compliance with City regulations or for more information.

PERMIT REQUIREMENTS

A building permit is required to build or replace an accessory structure—up to 200 square feet*.

*Accessory structures may exceed the 200 square foot maximum depending on lot size, existing garage size, and foundation size. Contact City staff for more information.

HOW TO APPLY

Information necessary when applying for a building permit:

- Application for permit
- Building plans—including elevation to verify size and height requirements and proposed exterior finish.
- Site plan, drawn to scale or survey; indicating the placement of the accessory structure in relation to the property lines
- Show location and dimensions of existing structure(s)
- 2 sets of construction plans (only required for structures over 200 sq ft)

PERMIT FEES

The standard permit fee for a shed or gazebo up to 200 sq ft is \$29.00. For structures larger than 200 sq. ft, permit fees are based on the valuation. *Additional fees are required if there is electricity involved.

PROCESSING YOUR APPLICATION

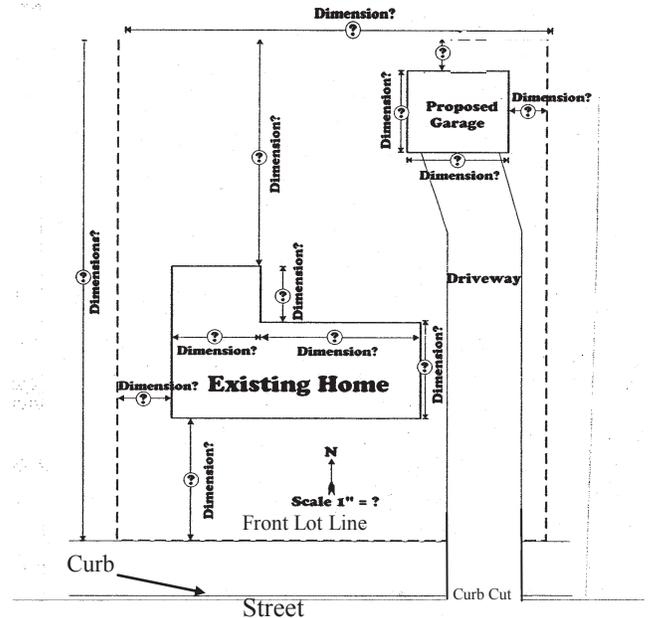
The application is reviewed for compliance with land-use and building code regulations. Notes will be made on the plan for your information. When the application is approved, your permit is ready to be picked up.

CONSTRUCTION PLANS

(Required for Structures 200ft or larger)

- Floor Plan - indicating proposed size, window and door openings, header sizes over openings, size, spacing and direction of rafter material.
- Cross Section - indicating footage and floor design, wall and roof construction and materials used.
- Elevations - front and side view indicating height of structure.

Sample Site Plan



GENERAL CODE REQUIREMENTS

- Two detached accessory structures are permitted. Total floor area for the shed/gazebo can not exceed 200 sq ft. (Depending on lot size and other factors this may be increased)
- Max 40% lot coverage
- Detached accessory structures are permitted in side and rear yards only. Greater setbacks may be required but the minimum setbacks are:
 - 5 ft side yard setback
 - 10 ft rear yard setback
- Total floor area of all accessory structures, attached and detached, is dependant on lot size.
- No detached structure shall;
 - Have side wall height greater than 10 ft
 - Have peak height greater than 18ft
- Exceed the height of the dwelling

**NOTE: Your property may also be subject to private covenants or restrictions which regulate accessory structures on your property

FOR MORE INFORMATION CONTACT:

City of Shoreview—Community Development Dept.
4600 Victoria Street | Shoreview, MN 55126
651-490-4658 or nhill@shoreviewmn.gov
www.shoreviewmn.gov/accessorystructures