



## Detached and Attached Accessory Buildings

*City Code Section 1000.4* regulates the number, location, size and appearance of all buildings accessory to and detached from principal building within Albertville. These regulations apply to all detached structures, included but not limited to garages, carports, storage building, gazebos, screen houses, playhouses and similar structures.

### Location of Accessory Buildings:

Accessory buildings may encroach into the required side and rear yard setbacks within the lot; except, however, that no such encroachment may occur on a required easement, or in a required side yard setback abutting a street in the case of a corner lot. In no case shall the setback be less than ten feet (10').

### Size:

No accessory building, structure, and/or detached garage for a single-family dwelling shall occupy more than twenty five percent (25%) of the area of the side or rear yard.

The total floor area of either an attached garage or a detached garage for a single-family detached dwelling shall not be less than four hundred eighty (480) square feet, shall not exceed one thousand (1,000) square feet of floor area and shall not exceed the ground coverage of the dwelling, except by conditional use permit.

No accessory detached building for a single-family dwelling shall occupy more than one hundred fifty (150) square feet when accompanied by an attached

Maximum allowable size of accessory buildings can not exceed 150s.f. without a conditional use permit.

Accessory buildings under 120s.f. do not require a building permit.

Accessory buildings must not encroach into utility and drainage easements.

garage on the same lot nor shall the combined total floor area of an accessory detached building and/or attached garage exceed one thousand one hundred fifty (1,150) square feet, except as each standard may be modified by conditional use permit.

Except in the case of single-family detached dwellings, accessory buildings shall not exceed thirty percent (30%) of the gross floor area of the principal buildings. In those cases where the standards are exceeded, a planned unit development conditional use permit shall be required.

### Number:

No building permit shall be issued for the construction of an accessory building for a single-family dwelling when an existing detached garage is located on the same lot, except by conditional use permit.

No permit shall be issued for the construction of more than one accessory building and/or structure, except by conditional use permit.

## Height Regulations:

Height Limits: Except as expressly allowed by conditional use permit, accessory building shall comply with the following height limitations:

| Zoning District | Maximum Height |
|-----------------|----------------|
| A-1             | 16 feet        |
| A-2             | 16 feet        |
| R-1             | 16 feet        |
| R-1A            | 16 feet        |
| R-2             | 16 feet        |
| R-3             | 16 feet        |
| R-4             | 16 feet        |
| R-5             | 16 feet        |
| R-6             | 16 feet        |
| R-7             | 16 feet        |
| R-8             | 25 feet        |
| R-MH            | 15 feet        |

## Prohibited Locations:

No accessory building or structure is allowed within the utility and drainage easement or within a setback of a side yard abutting a street.

The Building Department may have a copy of your lot survey on file to verify utility and drainage easements and setbacks.

## Construction and Exterior Material:

Accessory building may be constructed of any material, accepted by the *Minnesota State Building Code*, which is appropriate to the application and location.

Accessory Buildings must be erected on crushed rock, asphalt or concrete, or be constructed with a treated wood floor. Buildings need to be anchored at all four (4) corners (suggest trailer ties or anchor bolts if a slab is used)

Exterior material and finish must match, or complement the exterior finish of the principal structure in material, color, and texture and roof style. Exterior surfaces of all accessory building shall be maintained in new or like new conditions, free from cracked and peeling paint, rusting or deteriorating materials.

## Submittal Requirements:

- One (1) completed building permit application.
- Two (2) sets of proposed building plans, showing foundation plan, floor plan, cross section and building elevations.
- Two (2) copies of certified land survey, showing location of existing building, proposed building, setbacks and all drainage. Survey shall include North arrow and scale of drawing, legal description of parcel, dimensions and location of all easements, location of existing utilities, front, side and rear yard setback dimensions to all existing and proposed buildings.
- One (1) copy of the engineered truss plans (at framing inspection)
- One (1) copy of the MN Contractors license, if a contractor is obtaining permit.