COMMUNITY DEVELOPMENT DEPARTMENT
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Deaf and Hard of Hearing callers should contact the Minnesota Relay Service at 1-800-627-3529 V/TTY or call 711

ACCESSORY STRUCTURES

If you have questions, please contact a Customer Service Representative at 763-531-1000

The information in this pamphlet is not meant to cover all guidelines and requirements of city code. You should contact the city about required permits and specifications before beginning any project.

THE TERM "ACCESSORY STRUCTURES" INCLUDES NOT ONLY BUILDINGS (DETACHED GARAGES, STORAGE SHEDS AND GAZEBOS), BUT ALSO ANYTHING ELSE THAT IS BUILT, SUCH AS DECKS, PATIOS, DRIVEWAYS, SIDEWALKS AND TRELLISES.

OTHER PAMPHLETS ARE AVAILABLE WITH MORE SPECIFIC INFORMATION ABOUT THE REQUIREMENTS FOR DETACHED GARAGES, SHEDS, PORCHES, DECKS AND LANDINGS, DRIVEWAYS, SWIMMING POOLS AND REAR YARD COVERAGE.

ACCESSORY STRUCTURES THAT REQUIRE A BUILDING PERMIT INCLUDE:

- Garages, sheds, gazebos or other buildings exceeding 120 square feet
- Decks, patios, or other accessory structures
- Swimming pools
- Driveways and auxiliary parking spaces, whether new, replaced or modified in any way
- Accessory structures not requiring a permit must meet zoning ordinances

SOME ZONING ORDINANCE LIMITATIONS ON ACCESSORY STRUCTURES:

- The percentage of the rear yard that may be covered by buildings and structures is limited, depending on the size of the rear yard. Please see the handout, *Rear Yard Coverage Limitations for Single-Family and Two-Family Dwellings,* for more information.

- Detached accessory structures are subject to the same setbacks as the principal structure, with some limited exceptions:

  – The standard front setback is typically 30 feet. There are some limited exceptions for patios and detached decks. See 515.33 Subd. 8 (a) for more detailed information about exceptions to the front setback in the R-1 district.

- The standard rear setback is typically 30 feet. However, accessory structures located in the rear yard are typically permitted within 3 feet of the rear or side lot line, and at-grade patios are permitted within 1 foot. If the accessory structure is a building, please note that its eaves cannot extend into the 3 foot setback. See 515.33 Subd. 8 (b) for more detailed information about exceptions to the rear setback in the R-1 district.

- The standard side setback is typically 5 feet. There are very few exceptions. See 515.33 Subd. 8 (c) for more detailed information about exceptions to the side setback in the R-1 district.

- For corner lots, the longer of the two frontages is defined as the side street. The standard side street setback is typically 10 feet. There are very few exceptions. See 515.33 Subd. 8 (d) for more detailed information about exceptions to the side street setback for corner lots in the R-1 district.

- No detached accessory building shall be located closer to an abutting street than the principal structure.

- No detached accessory building shall exceed 15 feet in height.

- No detached accessory building shall exceed 1 story in height, except that it may have an unfinished upper loft area, provided it is only used for storage and not as habitable space.

- No detached accessory building shall exceed 1,000 square feet in area.

- The cumulative area of all detached accessory buildings on a lot shall not exceed the footprint of the residential portion of the principal building.

- Detached accessory structures or buildings are not permitted if they are constructed of fabric, cloth, plastic sheets, tarps, exposed plywood or particle board, tubular metal or similar materials, except for non-commercial greenhouses located in the rear yard, limited to one per lot and not to exceed 120 square feet. Tents are allowed if they are located in the rear yard, used only for seasonal recreational purposes and do not exceed 120 square feet.

REQUIRED INFORMATION WHEN APPLYING FOR A PERMIT:

- City of Crystal building permit application

- Two copies of a Certificate of Survey or two copies of a site plan drawn to scale, indicating:
  - ✓ lot dimensions
  - ✓ location and dimensions of existing structure(s), including all buildings, sheds, garages, decks, patios, sidewalks, porches, driveways and swimming pools
  - ✓ location and dimensions of the proposed structure(s)
  - ✓ setback measurements from property lines (see site plan drawing)

- Two copies of plans, drawn to scale, showing the design of proposed structure(s) and type of materials being used for construction of the structure(s)