



COMMUNITY DEVELOPMENT DEPARTMENT

4141 Douglas Drive North

Crystal, MN 55422

Telephone: 763-531-1000 / Fax: 763-531-1188

www.crystalmn.gov

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

REAR YARD COVERAGE LIMITATIONS

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 Zoning Ordinance permits a wide range of accessory structures in the rear yard. However, it limits the percentage of the rear yard that may be covered by such structures. These limitations depend on the size of the rear yard, as follows:

REAR YARD AREA	MAXIMUM BUILDING ¹ COVERAGE	MAXIMUM STRUCTURE ² COVERAGE
5,000 or more square feet	20%	40%
4,500-4,999 sq. ft.	21%	42%
4,000-4,499 sq. ft.	22%	44%
3,500-3,999 sq. ft.	23%	46%
3,000-3,499 sq. ft.	24%	48%
less than 3,000 sq. ft.	25%	50%

¹ The term “building” refers to structures that have a roof. Detached garages, storage sheds and gazebos are examples of the types of buildings typically found in a rear yard. For the purposes of calculating rear yard building coverage, the area under the eaves is not counted as part of the building area.

² The term “structure” includes buildings plus decks, patios, driveways, sidewalks, trellises or anything else that is built. Basically, the term “structure” includes anything other than landscaping.