



## Accessory Structure (Shed/Garage) Requirements

### Pine City Development (Zoning) Ordinance

#### Section 10.400.0230. Accessory Structures, Uses and Equipment.

- A. *General Statement.* An accessory structure shall be considered an integral part of the principal building if it is connected to the principal building by a covered passageway.
- B. *Location.* No accessory structures shall be located in the front yard or within ten (10) feet of the principal building, unless it is attached to the principle building.
- C. *Height.* Accessory structures shall not exceed eighteen (18) feet in height in the R-1, R-1A and R-2 districts.
- D. *Setbacks.* Accessory structures shall:
  - 1. Be located seven (7) feet or more from all lot lines of adjoining lots, except as otherwise permitted.
  - 2. Not be located within a utility easement.
- E. *Size.* No accessory building shall exceed one thousand eight (1,008) square feet in size.
- F. *Building Design Standards.* The architectural design and appearance of all accessory buildings, and structures shall comply with the following standards:
  - 1. The exterior finish of all accessory buildings in the R-1, R-2 and R-3 districts shall match as close as possible the exterior finish of the dwelling unit on the lot. For example, lap siding on the dwelling unit shall make board and batten siding on the accessory building mandatory; and boxed eaves and rakes (roof slants) on accessory buildings shall be required where they occur on the dwelling unit. Brick, stucco and stone dwelling shall justify a variance for an accessory building.
  - 2. *Exceptions.* Lawn or storage sheds one hundred twenty (120) square feet or less in floor area shall be exempt from these standards.

#### Section 10.400.0235. Accessory Buildings in R-1 and R-2 Districts.

Accessory buildings in R-1 and R-2 (residential) districts on lots where a garage is attached to the home, shall be limited to one additional storage building and one non-storage building, so long as the total floor area does not exceed 1200 square feet or result in a total lot coverage by buildings of 25% or more; accessory buildings on lots where a garage is not attached to the

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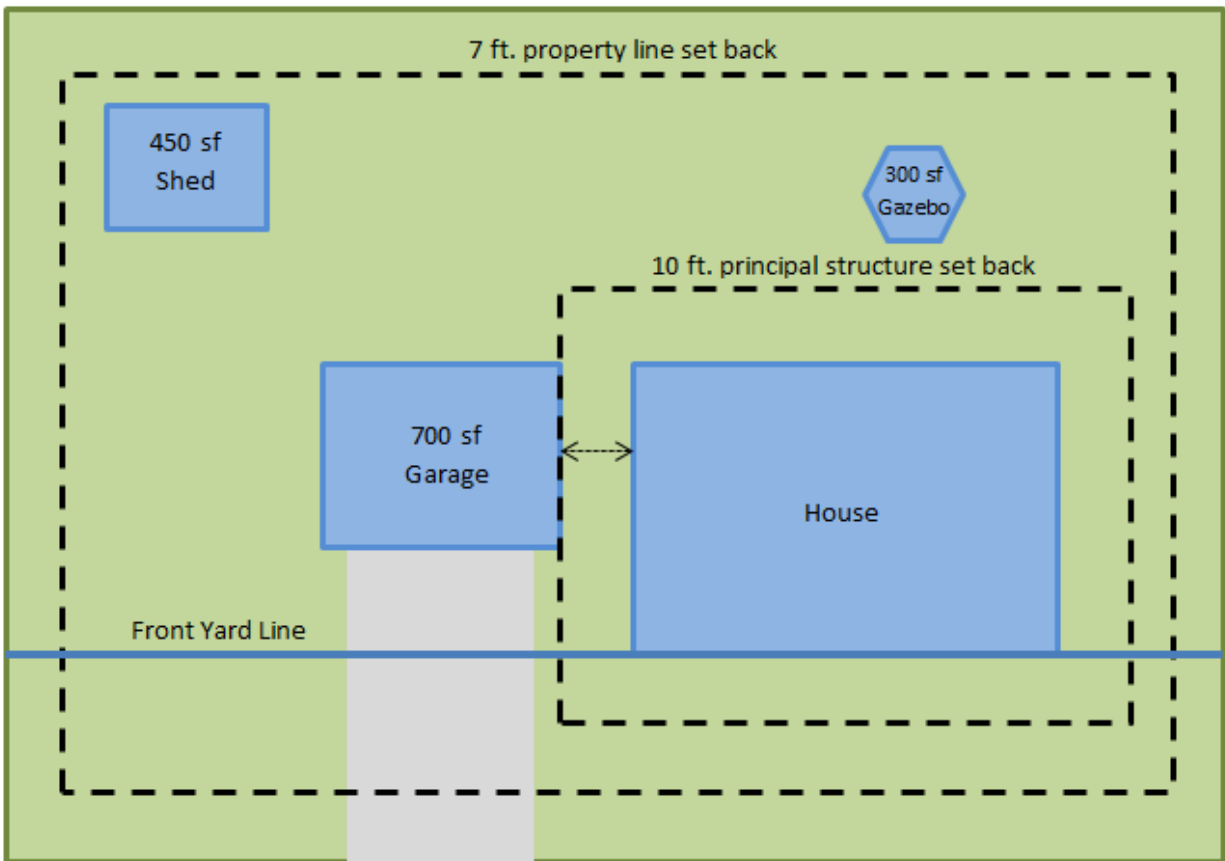
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home, shall be limited to two storage buildings and one non-storage building, with the total floor area not to exceed 1800 square feet or result in a total lot coverage by buildings of 25% or more.

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**Example of a site plan which meets the requirements:**



*Per Minnesota Administrative Rules 1300.0120 Permits. Subpart 4 Work exempt from permit.*  
**A. Building (1): one-story detached accessory structures, used as tool and storage sheds, playhouses, and similar uses, provided the floor area does not exceed 200 square feet (60,960 mm<sup>2</sup>); do not require building permits.**

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