

**Note:** Information contained within handout intended for single-family residential properties. Consult City staff for other property types.

## SIZE

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### How large of an accessory building can I build?

Permitted accessory building size is determined based upon two factors:

- 1) Ground floor four-season living area
- 2) Lot size

### Ground Floor Four-Season Living Area Factor:

Your accessory building(s) on-site cannot be larger than:

The ground floor four-season living area of your house **+120 square feet**

### Lot Size Factor:

**If your lot is 15,000 square feet or smaller:**

The square footage of your combined total area of accessory building(s) can be a maximum of **1,120 square feet**

**If your lot is larger than 15,000 square feet:**

Additional accessory building floor area above 1,120 square feet is allocated based upon the size of the property up to a maximum of 2,000 total square feet or ground floor area, whichever is less. Contact City staff to confirm permitted accessory building area.

**Note:** The floor area of any attached garage(s) counts towards your overall accessory building area allowance.

## NUMBER

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### How many accessory buildings can I have?

You may have a maximum of **two** detached accessory buildings on your property.

### Exceptions:

- 1 pool equipment storage building up to 50 square feet
- 2 temporary growing season extenders up to 50 square feet

### Need more information?

**Phone:** (952) 563-8920

**Email:** [planning@BloomingtonMN.gov](mailto:planning@BloomingtonMN.gov)

Or visit City staff Monday through Friday from 8:00am to 4:30pm at City Hall:

1800 W. Old Shakopee Road  
Bloomington, MN 55431

### What is an accessory building?

Examples of accessory buildings include but not limited to::

- Storage buildings
- Sheds
- Garages
- Pool houses
- Gazebos

See City Code **Section 21.301.19** for additional information.

[www.code.blm.mn/21.301.19](http://www.code.blm.mn/21.301.19)

### Don't forget your permit!

If the accessory building is larger than 200 square feet, you must obtain a building permit from the Building and Inspections Division:

**Phone:** (952) 563-8930

**Email:** [inspections@BloomingtonMN.gov](mailto:inspections@BloomingtonMN.gov)

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## LOCATION

### Where can I place an accessory building on my property?

The placement of accessory buildings must adhere to setback requirements in City Code.

Accessory building setbacks by zoning district:

Setback	R-1 and RS-1	R-1A
Front Yard *	30 feet	75 feet
Side or rear yard **	5 feet	5 feet
Side or rear yard adjoining a street	30 feet	75 feet

Accessory buildings may not be located closer to the front or side property line along a public street than the dwelling.

\* These are minimum front yard setback requirements. Prevailing front yard setbacks may apply. See column to the right for more information.

\*\* Accessory buildings **connected to sanitary sewer or water service** require a **10-foot side or rear yard setback**.

## HEIGHT

### How tall can I build my accessory building?

**Maximum height** for accessory structures (excluding garages) in single-family residential zoning districts is **15 feet**.



Overall height of an accessory structure may not exceed the height of the principal dwelling of the property.

## CONSTRUCTION AND FINISH

Accessory building exterior materials and finish must match or compliment the exterior finish of the principal structure.

### What's a setback?

A setback governs where you can build a structure in relation to property lines.

### Prevailing Setbacks

Front yard prevailing setbacks only apply when two neighboring properties were built on or before October 7, 1974. If this applies to your property, please see **Section 21.301.02(d)(3)** of the City Code.

### How to measure height?

Maximum structure height is measured from the lowest exterior point (natural grade) of a structure to the highest point of the roof.

### Every property is unique

Every situation and City Code cannot be explained in a simple handout.

If you are unsure about a Code requirement, please call, visit, or email City staff **BEFORE** you start your project. A short conversation could save you time and money.

#### PLANNING DIVISION

**Phone:** (952) 563-8920

**Email:** [planning@BloomingtonMN.gov](mailto:planning@BloomingtonMN.gov)