

ACCESSORY BUILDINGS (OTHER THAN GARAGES)

SINGLE FAMILY DWELLINGS

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

SIZE

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

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

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

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



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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.

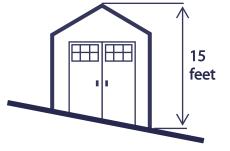
- * These are minimum front yard setback requirements. Prevailing front yard setbacks may apply. See column to the right for more information.
- ** Accessory buildings **connected to sanitary sewer or water service** require a **10-foot side or rear yard setback.**

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