

How large can I build my garage?

It depends! But here are the basics:

Your garage **CANNOT** be larger than:

The ground floor area of your house + **120 square feet**

- However, no matter how small your house is you may have at least a 600 square foot garage.

The maximum size of garage you can build also depends on the size of your lot:

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

The square footage of your garage + The square footage of any accessory structures can be a maximum of: **1,120 square feet**

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

The square footage of your garage + The square footage of any accessory structures can be:

1,120 square feet + 5% of the lot area above 15,000 square feet up to a maximum of **2,000 square feet**

But I want to build a tuck-under garage?

- There is no limit on your garage floor area if you are building a tuck under garage (i.e. a garage space that sits completely underneath the upper floor of your house).
- However, with a tuck-under garage, the total floor area of your other accessory structures (i.e. sheds) can be a maximum of 120 square feet.

How tall can I make my garage door opening?

- The height of your garage door opening cannot be taller than 8 feet.

How do I measure the height of my garage door opening?

- The height of the door opening is measured from the floor to the trim covering the door header.

Need more information?

Phone: 952-563-8920

Email: planning@BloomingtonMN.gov

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

1800 W. Old Shakopee Road
Bloomington, MN 55431

What is an accessory structure?

Examples of accessory structures include:

- Garages
- Sheds
- Pool houses
- Gazebos
- Carports

Please see **Section 21.301.19** of the City of Bloomington Code for more information on accessory structures.

Don't forget your permit!

You need a permit if:

- You are building an attached garage.
- You are making changes to an attached garage.
- You are building a detached garage that is larger than 200 square feet.

Garage permits are issued by the Building and Inspection Division:

Phone: 952-563-8930

Email: inspection@BloomingtonMN.gov

Building and Inspections is located at the same place as the Planning Division.

Come see us all at once!

Where can I place my garage on my property?

The placement of your garage must adhere to the City's setback requirements.

Garage Setbacks by zoning district

Setback	R-1	RS-1	R-1A
Front yard*	30 feet	30 feet	75 feet
Side yard	5 feet	5 feet	5 feet
Rear yard	5 feet	10 feet	5 feet
Side yard adjacent to a public street	30 feet	30 feet	75 feet
Rear yard adjacent to a public street	30 feet	30 feet	75 feet

* These are minimum front yard setback requirements. In some cases prevailing setback requirements apply. See the column to the right for more information.

What about detached garages?

Detached garages must follow the setback standards listed above, but they also have some special requirements:

- Detached garages cannot be located closer to the street than your house.
- You may have up to two detached accessory structures on your property. Here are some examples of how this works:

1 detached garage + 1 shed = OK!

1 detached garage + 1 detached garage = OK!

2 detached garages + 1 shed = NOT OK.

How tall can I build my garage?

- Your garage cannot be taller than your house.
- Also, it depends on how close you want to place your garage to your side yard lot line:
 - ♦ At the five foot setback line a garage must not exceed 19 feet in height.
 - ♦ Garage height may increase one foot for each additional foot of side yard setback.

What's a setback?

Setback requirements govern where you can build your house or garage in relation to your - and your neighbor's - property lines. These standards help maintain privacy between neighbors and ensure the City can maintain public infrastructure like utility lines and sidewalks throughout our community.

Prevailing Setbacks

Front yard prevailing setbacks only apply when your 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 of Bloomington Code.

Not sure if this applies to your property? Contact us to find out.

Every property is unique

and every situation and City code cannot be explained in a simple handout.

If you are unsure about a requirement please call, visit, or email us **BEFORE** you start your project.

A short conversation could save you time and money.

