

Location of Accessory Buildings and Structures

No accessory building or structure can be built prior to the construction of the principle building. In residential districts, no detached accessory building can be located closer to the front lot line than the principle building.

Accessory buildings or structures that are detached must be located in the rear yard or side yard. If attached, the structure must have access to the residence living space by a door.

Accessory Building - Accessory buildings must maintain the following setbacks:

- Residential Districts - A minimum of 5 ft. on both side and rear yards.
- Rural Districts - A minimum of 30 ft. on rear yards and 5 ft. on side yards.
- Or easement, whichever is greater

NOTE: Setbacks on lots adjacent to multiple streets will vary, please check with City staff.

Swimming Pool - Pools cannot be located in front of the principal building or within any accessory structure setback.

Sport Courts - A sport court may not be located closer than 10 ft. to any side and rear lot line, in a front yard or a side yard abutting a street, over underground utility lines, and in any easements.

Zoning Ordinance Allowance of Accessory Structures

Rural and residential zoning districts limit the maximum number, size, and height of accessory buildings and structures allowed on individual parcels.

If your property is...



20 Acres or Greater:

1. No maximum combination of size for accessory structures
2. No maximum height requirements
3. Metal buildings and pole barns acceptable
4. Fabric or vinyl canopy structures acceptable
5. 1 attached garage not to exceed 1,200 sq. ft. or equal to the size of the house foundation, whichever is greater

10 to Less Than 20 Acres:

1. The combination of accessory structures shall not exceed the greater of:
 - a. 10,000 sq. ft., or
 - b. 1.85% of the lot area, not to exceed 15,000 sq. ft.
2. Total allowable accessory structures shall be limited to the following:
 - a. 1 attached garage and
 - b. 3 detached accessory structures
3. Metal buildings and pole barns acceptable
4. Fabric or vinyl canopy structures acceptable
5. 1 attached garage not to exceed 1,200 sq. ft. or equal to the size of the house foundation, whichever is greater
6. Building height shall not exceed base district requirements

5 to Less Than 10 Acres:

1. The combination of accessory structures shall not exceed the greater of:
 - a. 5,000 sq. ft., or
 - b. 2.21% of the lot area, not to exceed 10,000 sq. ft.
2. Total allowable accessory structures shall be limited to the following:
 - a. 1 attached garage and
 - b. 3 detached accessory structures

3. Metal buildings and pole barns acceptable
4. Fabric or vinyl canopy structures acceptable
5. 1 attached garage not to exceed 1,200 sq. ft. or equal to the size of the house foundation, whichever is greater
6. Building height shall not exceed base district requirements

Less Than 5 Acres:

1. The combination of accessory structures shall not exceed the greater of:
 - a. 1,200 sq. ft., or
 - b. 3.75% of the lot area, not to exceed 5,000 sq. ft.
2. Total allowable accessory structures shall be limited to the following:
 - a. 1 attached garage and 1 detached structure, or
 - b. 2 detached accessory structures
3. 1 attached garage not to exceed 1,200 sq. ft. or equal 90% of the house foundation, whichever is greater
4. 20 ft. maximum height
5. No metal sheet/panel siding with vertical orientation except upon tool sheds less than 150 sq. ft. in area
6. Metal horizontal lap siding is acceptable
7. Fabric or vinyl canopy structures acceptable
8. Roof, exterior color and material compatible with home except manufactured tool shed
9. Lots that have shared ownership/membership in the Lino Airpark may have a 3,200 sq. ft. accessory building as an airplane hangar provided that:
 - a. The hangar is earth tone in color
 - b. The hangar conforms to Building Code standards for hangar use
 - c. The hangar location has direct taxiway access to the Lino Airpark runway

How do I Apply for a Permit?

It is unlawful for any person to construct, erect, enlarge, alter, repair, move, improve, remove, convert, or demolish an accessory building or structure without first obtaining a City permit.

If the structure is 200 sq. ft. or less, a zoning permit is required. If the structure is more than 200 sq. ft., a building permit is required.

Complete the appropriate permit application and include two (2) copies of a plan and certificate of survey/plat showing the exact location of the proposed structure, setbacks, existing buildings, and lot dimensions. Applications will be reviewed after all required items are submitted.

Once your application is approved by City staff, the City will contact you. After permit issuance, you may begin construction and/or installation.

See §1007.043 of City Code for a complete listing of standards for accessory structures.

Go to www.linolakes.us

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- Click [3. General Provisions](#)

Scroll to find [§1007.043 \(4\) Accessory Buildings and Structures](#)

For more information
please contact:

LINO LAKES

Community Development
651-982-2422

Building Department
651-982-2420

Engineering
651-982-2430



ACCESSORY STRUCTURES

A RESIDENT'S GUIDE

