## 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 a plan and certificate of survey/plat showing the exact location of the proposed structure, setbacks, existing buildings, and lot dimensions.

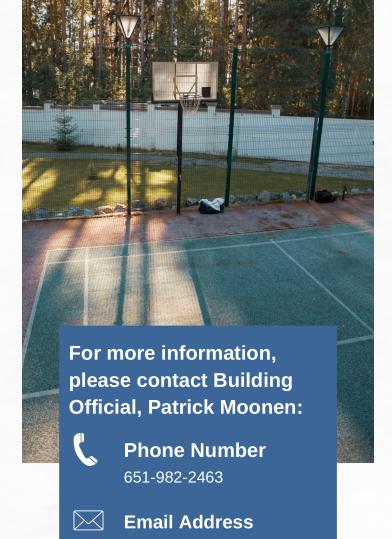
Permit applications can be found at: **linolakes.us/permitforms** 

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:

LinoLakes.us/CityCode





PMoonen@LinoLakes.us

Address
600 Town Center Parkway
Lino Lakes, MN 55014



# Accessory Structures

A Resident's Guide



## Location of Accessory Buildings and Structures

No accessory building, structure, or use shall be constructed or located on a lot prior to the time of construction of the principal building to which it is accessory, except in the case of agricultural buildings on agriculture land.

No detached accessory building, structure, or use can be closer to the front lot line than the principal building or its attached garage, except within the R and R-X zoning districts. The accessory building, use, or structure setback should be at least 100 feet front the front lot line.

Accessory Building - Accessory buildings must maintain the following setbacks:

- Residential Districts A minimum of 5 feet from both side and rear lot lines.
- Rural Districts A minimum of 30 feet from the rear lot line and 5 feet from the side lot line. If the property is 3 acres or less, the rear lot line setback is 5 feet.

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

Swimming Pool - Pools shall not be located within 10 feet of any septic tank and 20 feet from any drain field nor within 6 feet of any principal structure or frost footing. Pools shall not be located in the front yard, or within any accessory structure setback.

**Sport Courts** - A sport court setback shall be 10 feet from any side or rear lot line. The sport court cannot be located within the side setback to an abutting a street. It cannot be located in the front yard, 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.

One (1) tool shed not to exceed a footprint of 120 square feet is allowed. The tool shed shall not count towards the total number of allowed accessory buildings, or the total allowed building footprint as regulated below. Tool sheds are not subject to material or roof requirements as regulated below.

## If your property is...

#### 20 Acres or Greater:

- No maximum combination of accessory building(s) and garage(s) size requirement.
- · Metal buildings and pole barns are allowed.
- · Canopy structures made of fabric or vinyl are allowed.
- Building height shall not exceed base district requirement.
- One attached garage not to exceed a footprint of 1,200 square feet or equal to the size of the house foundation, whichever is greater.

#### 10 to Less Than 20 Acres:

- The combination of accessory building(s) and garage(s) shall not exceed the greater of:
  - o 10,000 square feet, or
  - 1.85 percent of the lot area, not to exceed 15,000 square feet.
- Total allowable accessory building footprint shall be limited to the following:
  - o One (1) attached garage and
  - Three (3) detached accessory buildings.
- Metal buildings and pole barns are allowed.
- Canopy structures made of fabric or vinyl are allowed.
- One (1) attached garage not to exceed a footprint of 1,200 square feet or equal to the size of the house foundation, whichever is greater.
- Building height shall not exceed base district requirement.

### Five (5) to Less Than 10 Acres:

- The combination of accessory buildings and garages shall not exceed the greater of:
  - o 5,000 square feet, or
  - 2.21 percent of the lot area, not to exceed 10,000 square feet.
- Total allowable accessory building footprint shall be limited to the following:
  - o One (1) attached garage and
  - Three (3) detached accessory buildings.
- Metal buildings and pole barns are allowed.
- Canopy structures made of fabric or vinyl are allowed.
- One (1) attached garage not to exceed a footprint of 1,200 square feet or equal to the size of the house foundation, whichever is greater.
- Building height shall not exceed base district requirement.

#### Less Than Five (5) Acres:

- The combination of accessory buildings and garages shall not exceed the greater of:
  - o 1,200 square feet, or
  - 3.75 percent of the lot area, not to exceed 5,000 square feet.
- Total allowable accessory building footprint shall be limited to the following:
  - One (1) attached garage and one (1) detached building, or
  - Two (2) detached accessory buildings.
- One (1) attached garage not to exceed a footprint of 1,200 square feet or equal to 90 percent of the size of the house foundation, whichever is greater.
- · Building height shall not exceed 20 feet.
- Metal sheet or metal panel siding with vertical orientation is prohibited. Metal horizontal lap siding is allowed.
- Exterior walls shall be similar in appearance to standard wood or masonry residential construction.
   The accessory building shall be covered with shingles, tiles, or a standing seam metal roof.
- Canopy structures made of fabric or vinyl are allowed.

A permit is required for all structures and can be submitted online. Scan the QR code with your phone camera to submit a permit.

