City of Redwood Falls Inspections

ACCESSORY STRUCTURES

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PERMITS

A permit is required for all accessory structures

REQUIRED SUBMITTALS

- ☐ A completed Zoning Permit application for sheds 200 sq. ft. or less.
- ☐ A completed Building Permit application for sheds greater than 200 sq. ft.
- ☐ A site drawing showing; the proposed location of the accessory structure, distances from property lines, existing buildings, and any utility easements.
- ☐ Shed details, such as exterior finish for all sheds and construction and foundation details for sheds greater than 200 sq. ft.

GENERAL REQUIREMENTS

1. No accessory use or structure shall be constructed or established on any lot prior to the time of construction of the principal use to which it is accessory to.
2. The accessory use or structure shall be incidental to and customarily associated with the principal use or structure.
3. The accessory use or structure shall be subordinate in area, extent, and purpose to the principal use or structure served.
4. The exterior building materials of an accessory structure, the roof style, and colors shall be similar to or compatible with the principal building.
5. The accessory use or structure shall be located on the same zoning lot as the principal use or structure, except for accessory off-street parking and loading facilities, subject to the provisions of Chapter 9, Off-Street Parking and Loading.
6. The accessory use or structure shall not be injurious to the use and enjoyment of surrounding properties.
7. An accessory structure, when it is capable of storing one (1) or more motorized vehicles, shall be provided with a driveway in compliance with the provisions of Chapter 9, Off- Street Parking and Loading.
8. Accessory structure shall not be placed in any easements.
9. The height of any accessory structure shall not be taller than the primary structure.
10. The accessory use or structure shall contribute to the comfort, convenience, or necessity of the occupants of the principal use or structure served. In no case shall an accessory structure be utilized as an independent residence, either permanently or temporarily.
11. Accessory Structures in residential districts which have floor areas greater than 200 square feet shall have a foundation in accordance with Minnesota State Building Code.
12. Sheds on skids or with wood floors must be anchored to the ground by anchor screws or other approved anchoring devices.
13. Pole sheds, as defined, larger than 120 square feet are prohibited.
14. Accessory structures less than 50 square feet do not require a permit, but are still subject to all zoning provisions.

RESIDENTIAL ACCESSORY STRUCTURES

Attached structures. An accessory structure shall be considered attached, and an integral part of, the principal structure when it is connected by an enclosed passageway. Such structures shall be subject to the following requirements:

1. The structure shall meet the required setbacks for a principal structure, as established for the zoning district in which it is located.

2. In no case shall the total floor area of an attached garage, carport, or other accessory structure exceed the ground floor area of the principal building located on the same lot.

3. The structure shall not exceed the height of the principal building to which it is attached.

Detached structures. Up to two detached accessory structures shall be permitted on a residential property in accordance with the requirements as follows:

1. Detached accessory structures shall be comprised of a shed and/or garage, you shall be allowed to have two sheds, but not permitted to have two detached accessory structures which are considered garages.

2. Detached accessory structures shall be located to the side or rear of the principal building, and are not permitted within the front yard or within a corner side yard. When such structure is located in a side yard, the required setback shall be the same as that for the principal structure.

3. Detached accessory structures located completely behind the rear plane of the home shall be allowed to reduce the side yard setback to five (5) feet, instead of the required side yard setback designated by the zoning district. These structures are still required to maintain the distance between structures as outlined in table 7.1.

4. Exterior materials and finish must match or compliment the exterior finish of the principal structure in material, color, and texture. Structures with a corrugated metal exterior finish shall not be permitted, unless they match the color of the primary structure and are well maintained.

5. Garages, when accessed from and situated perpendicular to a public alley, shall maintain a setback of at least five (5) feet from said alley right-of-way and five (5) feet from rear side yard.

6. Maximum lot coverage for detached structures is regulated under Section 11.13. For those properties that are exempted under Section 11.13 no more than thirty (30) percent of the rear yard area may be covered by accessory structures.

7. Distance between structures shall be measured from wall to wall.

Table 7.1 Requirements for detached accessory structure in residential districts

Use	R-1 or R-2			Other Multi-Family residential use	Permitted non-residential use
Land Area	Under 1 Acre	1 – 2 Acres	2+ Acres		
Number of Structures Allowed	2	2	2	2	2
Maximum Combined Sq. Footage	1000 sq. ft.	2000 sq. ft.	3000 sq. ft.	300 sq. ft./unit	1000 sq. ft.
Maximum size - Shed	120 sq. ft.			250 sq. ft.	250 sq. ft.
Maximum height	16 feet	20 feet	20 feet	16 feet	20 feet
Required Setbacks					
Side	8 feet*	8 feet*	8 feet*	15 feet	15 feet
Rear	5 feet	5 feet	5 feet	15 feet	15 feet
Between Structures	8 feet	8 feet	8 feet	10 feet	10 feet

* Reduced to 5 feet if located entirely in rear yard

NON-RESIDENTIAL ACCESSORY STRUCTURES

1. Gate houses, guard shelters, structures for parking attendants, and transformer buildings may be located in a front or side yard at least five (5) feet from any property line.

2. All other commercial, industrial, or agricultural accessory buildings shall conform to all applicable setback and lot coverage requirements for principal buildings.

3. No accessory building in a non-residential district shall exceed the height or floor area of the principal building, except that agricultural buildings where a farm residence also exists are exempt from this provision.

4. Separation of accessory structures from the principal structure and other accessory structures shall meet applicable building code requirements.

PORTABLE CARPORTS

A portable carport is a nonpermanent structure designed as a shelter for motor vehicles, boats, and the like. Such structure shall not be permanently affixed to a foundation. Temporary tarps, tents and the like erected for periods not to exceed 1 week are not considered portable carports.

1. Portable carports must remain open on 4 sides, with no sidewalls. All other structures with sidewalls are considered accessory structures a must comply with the provisions of this chapter.

2. Portable carports must be anchored in such a manner as to prevent uplift by wind.

3. Portable carports may not be permanently anchored to concrete slabs or footings or otherwise anchored in a manner that would impede easy removal and portability.

4. All anchoring systems must be inspected and approved by the City Building Inspector.

5. Portable carports are allowed in the rear and side yards, but not the front yard.

6. Portable carports must be setback 6 feet from the home and setback from all property lines in accordance with Table 7.1.

7. The height of a carport shall be limited to 12 feet.

8. Carports shall not be considered as an approved shelter, cover or screening for miscellaneous materials and equipment.

9. A zoning permit will be required before installation of a portable carport.

The information in this handout are excerpts of the Redwood Falls City Code of Ordinances. See the Redwood Falls City Code of Ordinances for complete information. Questions regarding design and construction should be referred to The City of Redwood Falls Planning & Zoning Dept. Questions regarding design and cost should be referred to a professional builder or architect.