



Informational Handout

FREQUENTLY ASKED QUESTIONS ACCESSORY STRUCTURES – SHEDS / DETACHED GARAGES

Do I need a building permit?

If the proposed accessory structure is less than 120 square feet, a Building Permit is not required but an Accessory Structure Zoning Review is necessary. Reviews require a completed application form, including a to-scale site plan showing lot lines, the location of all other structures on the lot and the location of the proposed structure, as well as a \$25 fee. If the proposed structure is greater than 120 square feet, a Building Permit is required. A completed Building Permit, the above-referenced plans and applicable fees are required.

Where can I build on my property?

Accessory structures are not permitted in the front yard of your property or within easements but may be located in the side or rear yard, as determined by the principal building setbacks required for your zoning district. Accessory structures must be at least 10 feet from other buildings; five feet from lot lines; and no more than the height of the existing principal building or the maximum height for the zoning district, whichever is less.

In single family residential districts, accessory structures cannot occupy more than 25% of the rear yard or exceed 900 square feet of floor area. Structures which exceed this maximum require a Conditional Use Permit be approved before a Building Permit may be applied for. To learn more about the Conditional Use Permit application process, please contact City staff.

Can an accessory structure be used as a dwelling unit?

Please see the "accessory dwelling units" handout for more information on this topic.

How many accessory structures are allowed on my property?

Although only one detached garage is allowed, a maximum of two accessory structures are permitted per property. This requirement does not apply to institutional districts.

Are there restrictions on the types of building materials that I can use?

If the accessory structure is greater than 120 square feet and within a residential district, the exterior building materials must be consistent with the exterior materials used on the house. If the structure is less than 120 square feet or within another district, material restrictions do not apply.

Accessory structures constructed of primarily canvas, plastic, fabric or other non-permanent materials are permitted for no more than six months of the calendar year and are subject to Building Permit or Accessory Structure Zoning Review requirements listed above.

Who can I contact with questions?

Should you have questions about setbacks, other zoning requirements, the Accessory Structure Zoning Review or the Building Permit process, please contact the City Clerk at 952.473.6961 x1.

Where can I obtain the permit forms?

Building Permit and Accessory Structure Zoning Review forms are available online at www.longlakemn.gov. The forms are also available at City Hall, 450 Virginia Avenue in Long Lake.