

- **PERMITS** - A building permit is required for any accessory building *greater than 200 square feet*. However, accessory buildings 120 square feet or less must still meet setbacks and match the principal structure. ***Please contact City Hall to obtain a building permit application and information on any additional requirements.***
- **SIZE** - The maximum size and sidewall height of non-agricultural accessory structures is based on the size of the lot. \*Both detached and attached garages are included for purposes of calculating the allowable accessory structure area permitted. Outside wall dimensions are used to determine size. Residential lots cannot have more than two accessory structures per lot.

### ACCESSORY BUILDING AREA & SIDEWALL HEIGHT TABLE

Lot Size (Acre) (a)	Maximum Building Area (Attached & Detached Structures Combined sq. ft.) (b) & (c)	Maximum Sidewall Height for Detached Accessory Structure (ft.)
Less than 1	1,200	10
1.00 - 1.99	1,600	12
2.00-2.99	2,000	14
3.00 - 3.99	2,400	14
4.00 - 4.99	2,800	14
5.00 - 5.99	3,200	14
6.00 - 6.99	3,600	14
7.00 - 7.99	4,000	14
8.00 - 8.99	4,400	14
9.00 - 9.99	4,800	14
10.00 or greater	5,200 + 400 additional per acre over	14

**The following criteria shall be used to determine the maximum square footage for accessory structures:**

- (a) Lot size is the area of the horizontal plane within the lot lines. For purposes of determining accessory space the lot area shall exclude all property within the ordinary high water level or boundary of all wetlands, streams, lakes, rivers, storm water ponds.
- \***(b)** On parcels 1.0 acre or greater in size located in the A-1 and R-2 Zoning Districts, 780 square feet of the attached garage shall not be counted towards the maximum accessory building square footage.
- (c) Lean-tos, open wall structures, gazebos and play houses are to be included in the calculation of total square footage.

- **GENERAL PROVISIONS:**

**Door Height.** In all districts, except A-1, any door opening over eight feet in height shall be turned perpendicular to the front lot line so as not to face any public street or, if facing a public street, it shall be setback an additional ten feet beyond the minimum front yard setback required for every one foot of height of the door opening over eight feet.

**Roof Pitch.** Shall not be less than a 4:12 pitch.

**Driveway Access.** Residential units are limited to one driveway access per property. Therefore, accessory buildings must be accessed from the same street access (curb cut).

- **LOCATION** - Accessory buildings must conform to the setbacks listed in the table below. **Corner lots** must maintain building setbacks to both street rights-of-way. Accessory buildings are prohibited in the front yard, except on a corner lot in the RR, R-1 and R-2 Zoning Districts subject to requirements found in §155.028 (E)(3)(b).
- **SETBACKS** - An accessory building, whether attached or detached, shall provide an additional one foot of setback beyond the minimum front, side, or rear yard setbacks required for every 100 square feet over 1,200 square feet of accessory structure area on the lot. Please contact City Hall if you have further setback questions before submitting a permit.

**SETBACK TABLE FOR ACCESSORY BUILDINGS IN THE RESIDENTIAL ZONING DISTRICTS**

<i>Size of Accessory Structure (Setbacks for each accessory structure shall be applied on an individual basis, not cumulatively.)</i>	<i>Structure Setbacks by Zoning District R-1 through R-4 (ft.)</i>	
	<i>Side</i>	<i>Rear</i>
Up to 120 square feet	5	5
121 - 240 square feet	10	10
241 - 360 square feet	10	15
361-1,200 square feet	10	30
1,300 square feet or less	11	31
1,400	12	32
1,500	13	33
1,600	14	34
Greater than 1,600	Continue to add one foot for each additional 100 square feet	
<p>* Accessory buildings shall not be located within designated drainage and utility easements.</p> <p><b>VERIFY LOCATION OF EASEMENTS ON YOUR PROPERTY WITH THE CITY PLANNING DEPARTMENT PRIOR TO CONSTRUCTION AT 763-416-7934.</b></p>		

- **DESIGN AND MATERIALS** - All accessory structures of any size shall be constructed of durable, finished materials and shall be compatible in color to the principal structure. All accessory buildings or structures greater than 120 square feet in area shall be compatible with the principal structure in terms of design, roof style, roof pitch, color and exterior finish materials. Compatible shall mean the exterior appearance of the accessory structure (i) is similar to the principle structure in its aesthetics, building materials and architecture, and (ii) does not cause dissimilar types of structures with adjacent properties, as determined by the Planning Department.

For additional City information, please check the website or contact City Hall at:  
[www.stmichaelmn.gov](http://www.stmichaelmn.gov)  
 11800 Town Center Drive NE, Suite 300, St. Michael, MN 55376  
[planning@stmichaelmn.gov](mailto:planning@stmichaelmn.gov) (Email) 763-497-2041 (Phone)