

AGRICULTURAL & NON-AGRICULTURAL BUILDING DEFINITIONS

Accessory Buildings and structures in the Agricultural (A-1) Zoning District are either classified as a **Agricultural Building** or a **Non-agriculture Building**. Both types of buildings are subject to permit, size, location, height and design/material regulations found in this handout.

Agricultural Building - Must be located on a property that qualifies as agricultural under the criteria and definitions set forth in M.S. §273.13 (Classification of Property), and is 10 acres or larger in size and meet the following definition:

- (a) Located on agricultural land as determined by the governing assessor for the city;
- (b) Designed, constructed, and used to house farm implements, livestock or agricultural products under M.S. §273.13, Subd. 23; and
- (c) Used by the owner, lessee, and sublessee of the building and member of their immediate families, their employees, and persons engaged in the pick-up or delivery of agricultural products.

Non-agricultural Building - Is defined as an accessory building or structure that is not exclusively used for farming or agricultural-related uses, such as personal storage of items.

AGRICULTURAL BUILDINGS

In order to be considered an agricultural building, the building in its entirety must be for agricultural use. This means **no portion of the building can be used for personal storage of non-agricultural items.**

If you anticipate a change of use of the building in the future, it is easier and likely less expensive to construct a building that meets the requirements for a non-agricultural building.

Agricultural Buildings are subject to the following conditions:

- **PERMIT.** Agricultural buildings are exempt from building code permits; however, a zoning permit is still required. If you are claiming an agricultural building exception you must complete the attached form.
- **NUMBER.** Agricultural accessory buildings are not limited in number.
- **AREA.** Agricultural buildings are limited to 2000 square feet per contiguous acre of the property under common ownership. Outside wall dimensions are used to calculate size, except when a roof projects greater than 2' from the sidewall.
- **LOCATION.** All detached accessory structures and buildings shall conform to the setbacks listed in the 'Accessory Building Setback Table' (shown on page 3) and as found in §155.119 (Lot Requirements & Setbacks) of the General Agricultural Zoning District.
- **HEIGHT.** There is no maximum sidewall height. Roof pitch must be a minimum of 4:12. On lots at least ten acres in size, there is no limit on the height of door openings for garages or other accessory structures.
- **FEEDLOTS.** Whenever a building that houses livestock is constructed or expanded a 'Notice of Construction or Expansion (of an animal feedlot or manure storage area under 300 animal units) form must be completed and submitted to the Wright County Planning Department, regardless of the need for a building permit or the number of animals.

NON-AGRICULTURAL ACCESSORY BUILDINGS

Accessory buildings and structures that are not exclusively used for farming or agricultural-related uses shall be subject to the following:

- **PERMIT.** A building permit is required for any accessory building or structure larger than 200 square feet. All accessory buildings are subject to setbacks shown in the Detached Accessory Building Setback Table on page 1 and design and material requirements outlined below.
- **NUMBER.** Accessory buildings are not limited in number.
- **AREA.** The total square footage of all non-agricultural related accessory buildings shall not exceed the maximum building area of accessory buildings and structures, individually and combined, either attached or detached to the principal structure as determined in the “Table for Accessory Building Area and Sidewall Height” shown on the following page.
- **LOCATION.** All non-agricultural related accessory structures and buildings shall conform to the setbacks listed in the ‘Accessory Building Setback Table’ shown on the following page. Accessory Buildings and structures are prohibited in the front yard of a lot unless the accessory building meets the following criteria:
 1. The accessory buildings must be architecturally designed and match the existing principal structure in terms of color.
 2. Accessory building doors must be perpendicular to the road (or to the existing principal structure).
 3. The maximum sidewall height of the accessory structure shall not exceed 12 feet.
 4. The maximum garage door height of the accessory structure shall not exceed 11 feet.
 5. Accessory structures must be setback no less than 75 feet, or half the distance from the principal structure to a public right-of-way or road easement, whichever is greater.
 6. The principal structure and the accessory structure must share a common driveway.
- **EXTERIOR BUILDING DESIGN & 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 structures over 120 square feet in area shall be compatible with the principal structure in terms of design, roof style, roof pitch, overhang, eaves, color, and exterior finish materials. **Compatible** means the exterior appearance of the accessory structure is similar to the principle structure in its aesthetics, building material, and architecture, and does not cause dissimilar types of structures with adjacent properties, as determined by the Zoning Administrator. An exception to this requirement is vertical siding, including steel, which is permitted under the following conditions.
 1. Wainscoting is required on all four sides of the structure, at least 42 inches from ground level. Wainscoting may be in the form of a different color paint or material such as brick or stone.
 2. The accessory structure shall have a minimum one-foot gable overhang.
 3. The accessory structure shall have a minimum two-foot eave overhang except on gambrel roofs as approved by the Associate Planner.
 4. All fascia and soffits shall be finished.

For questions, please contact City Hall at:
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ACCESORY BUILDING AREA & SIDEWALL HEIGHT TABLE

Lot Size (Acre)*	Maximum Building Area (Attached and Detached Structures Combined) (sq. ft.)	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.

ACCESORY BUILDING SETBACK TABLE

All detached accessory buildings & structures in the A –1 Zoning District shall meet the minimum set backs listed below:

Size of Accessory Structure (Applied on an individual basis, not cumulatively.)	A- 1 Zoning District Structure Setbacks (ft.)	
	Side	Rear
Up to 120 square feet	5	5
121 – 240 square feet	10	10
241 – 360 square feet	10	15
361 – 1,200 square feet	20	30
1,300 square feet or less	21	31
1,400 square feet or less	22	32
1,500 square feet or less	23	33
1,600 square feet or less	24	34
Greater than 1,600 square feet	Continue to add 1 ft for each additional 100 sq ft of area	

(a) Accessory buildings shall not be located within designated drainage and utility easements.
(b) Any agricultural accessory building which houses livestock, farm animals or poultry shall conform to the setbacks listed in §155.070 (B)(3) and §155.071.