

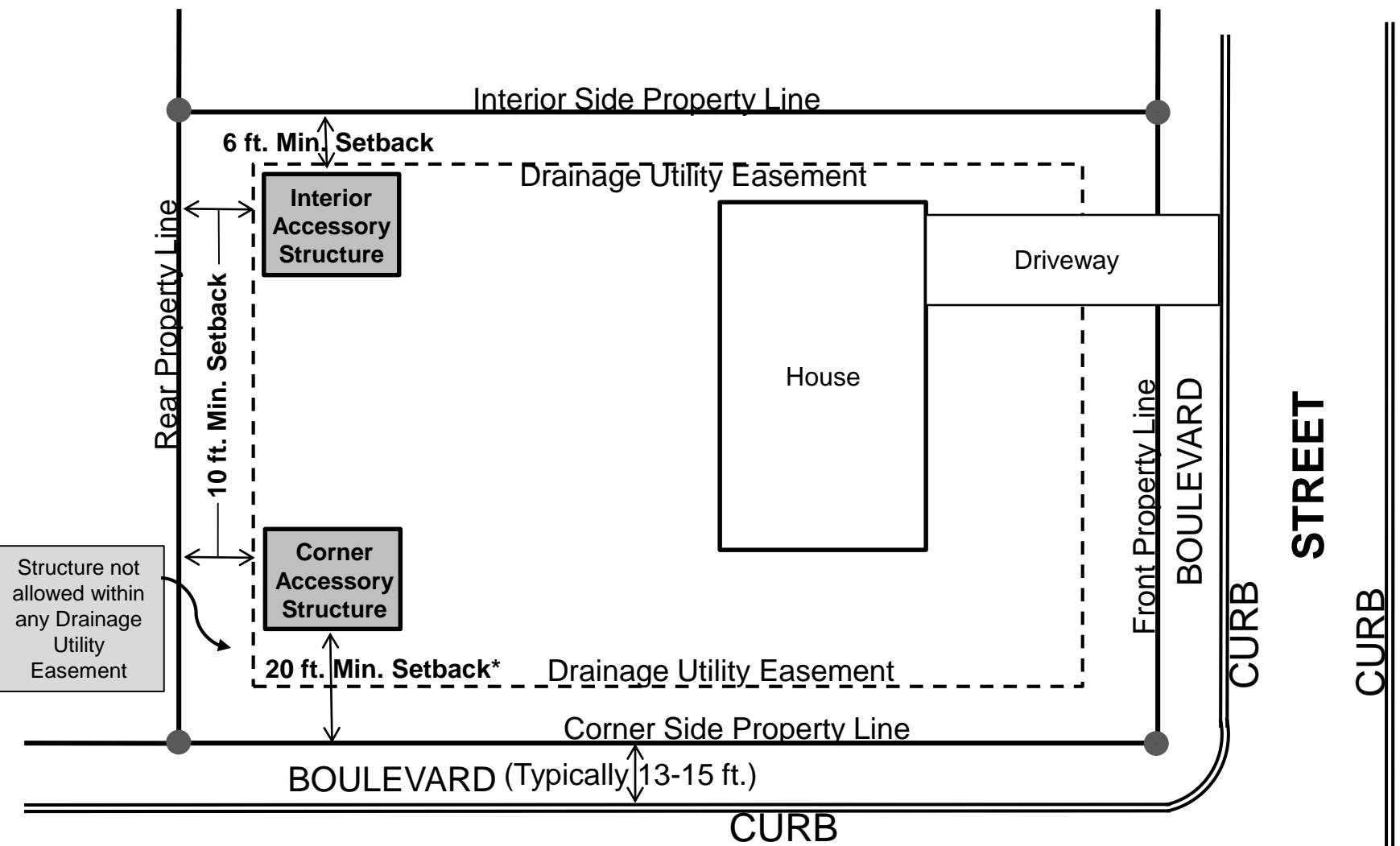
- Building/zoning permits are required for all accessory structures and shall be constructed in accordance with the performance standards listed in Table 1 (see reverse side).
- Accessory structures must be anchored to the ground. Buildings with foundations shall be secured with anchor bolts. Since most accessory structures are not provided with a foundation, the City allows buildings to be anchored by various methods which should be discussed with the Building Division prior to permit issuance.
- In addition to the accessory structures listed in Table 1, one storage shed up to 200 square feet in size is permitted on each lot in all zoning districts. The storage shed cannot exceed 12 feet in height and must meet the performance standards in Table 1.
- In all zoning districts the exterior finishes of accessory structures sized less than 200 square feet shall be constructed of quality weather resistant materials consisting of wood, metal, or engineered composite materials that are similar to the color palette of the principal structure.
- In all zoning districts the exterior finishes of accessory structures sized greater than 200 square feet shall be constructed of quality weather resistant materials in accordance with Table 1.
- Accessory structures are prohibited within any easement.
- No structure shall be placed within 20 feet of a public street right-of-way on a corner lot. The 20-foot measurement is between the property line and the building, NOT between the curb and building.
- Temporary accessory structures including tents that consist of metal or fiberglass poles, metal hoops and, PVC, cotton or nylon fabric covering materials are prohibited except as permitted in conjunction with an approved conditional use, permitted camping area, or special event.
- At-grade structures such as basketball courts, tennis courts, patios, and dog kennels must meet the established accessory structure setbacks for the zoning districts in which they are located. Swimming pools and surrounding apron/decks also must meet the established accessory structure setbacks for the zoning districts in which they are located. These structures are not included in the total allowable accessory structure square footage as regulated in Title 11-3-2 of the City Code (shown on Table 1), as long as the total impervious surface of the lot does not exceed 35 percent of the rear area of the lot measured from the rear building line of the house to the rear lot line.
- Detailed information on City Code Title 11-3-2, Accessory Structures, can be accessed by contacting the Planning Department at 651-458-2827 (A link to the online City Code will be added at such time that it is updated following approvals).

TABLE 1 – ACCESSORY STRUCTURE PERFORMANCE STANDARDS

Property Classification	Number	Total Size	Max Height	Side Yard	Rear Yard	Front Yard	Exterior Finish
AG-1	2	2,500 sq. ft.	20 feet	25 feet	50 feet	Behind principal structure	For accessory structures over 200 square feet: Wood, metal, split face block, vinyl lap, or cement board materials that are complimentary to the color palate of the principal structure.
AG-2	2	2,500 sq. ft.	20 feet	25 feet	50 feet	Behind principal structure	For accessory structures over 200 square feet: Wood, metal, split face block, vinyl lap, or cement board materials that are complimentary to the color palate of the principal structure.
R-1	2	2,500 sq. ft.	20 feet	20 feet	50 feet	Behind principal structure	For accessory structures over 200 square feet: Wood, split face block, vinyl lap, or cement board materials that are complimentary to the color palette of the principal structure.
R-2	2	2,000 sq. ft.	20 feet	20 feet	20 feet	Behind principal structure	For accessory structures over 200 square feet: Wood, split face block, vinyl lap, or cement board materials that are complimentary to the color palette of the principal structure.
R-3	1	1,000 sq. ft.	18 feet	6 feet	10 feet	Behind principal structure	For accessory structures over 200 square feet: Wood, split face block, vinyl lap, or cement board materials that are complimentary to the color palette of the principal structure.
R-4	1	500 sq. ft. per unit	18 feet	6 feet	10 feet	Behind principal structure	For accessory structures over 200 square feet: Wood, split face block, vinyl lap, or cement board materials that are complimentary to the color palette of the principal structure.
R-5	1	500 sq. ft. per unit	18 feet	6 feet	10 feet	Behind principal structure	For accessory structures over 200 square feet: Wood, split face block, vinyl lap, or cement board materials that are complimentary to the color palette of the principal structure.
R-6	1	500 sq. ft. per unit	18 feet	6 feet	10 feet	Behind principal structure	For accessory structures over 200 square feet: Wood, split face block, vinyl lap, or cement board materials that are complimentary to the color palette of the principal structure.
Commercial and Industrial Districts (Including Mixed Use)	Please contact the Planning Department at the following contact information for additional information regarding accessory structure standards for Commercial and Industrial Zoning Districts. Email: planning@cottagegovernm.gov Phone: 651-458-2827						Materials, texture, and color palette to compliment the principal structure

- * **All accessory structures**, regardless of size, must be constructed in a structurally sound manner.
- * For accessory structures on corner lots that abut the street, please see the other side of this handout.
- * Accessory structures cannot be located between the principal structure and the front lot line.
- * Accessory structures cannot exceed the height or footprint of the principal structure.
- * Properties, including those outside the MUSA, may be permitted to exceed the total size and number noted above. (See City Code 11-3-2.F.1).





*Structures in rear 40% of corner lots are required to be setback 30 feet from street side property line.

STREET

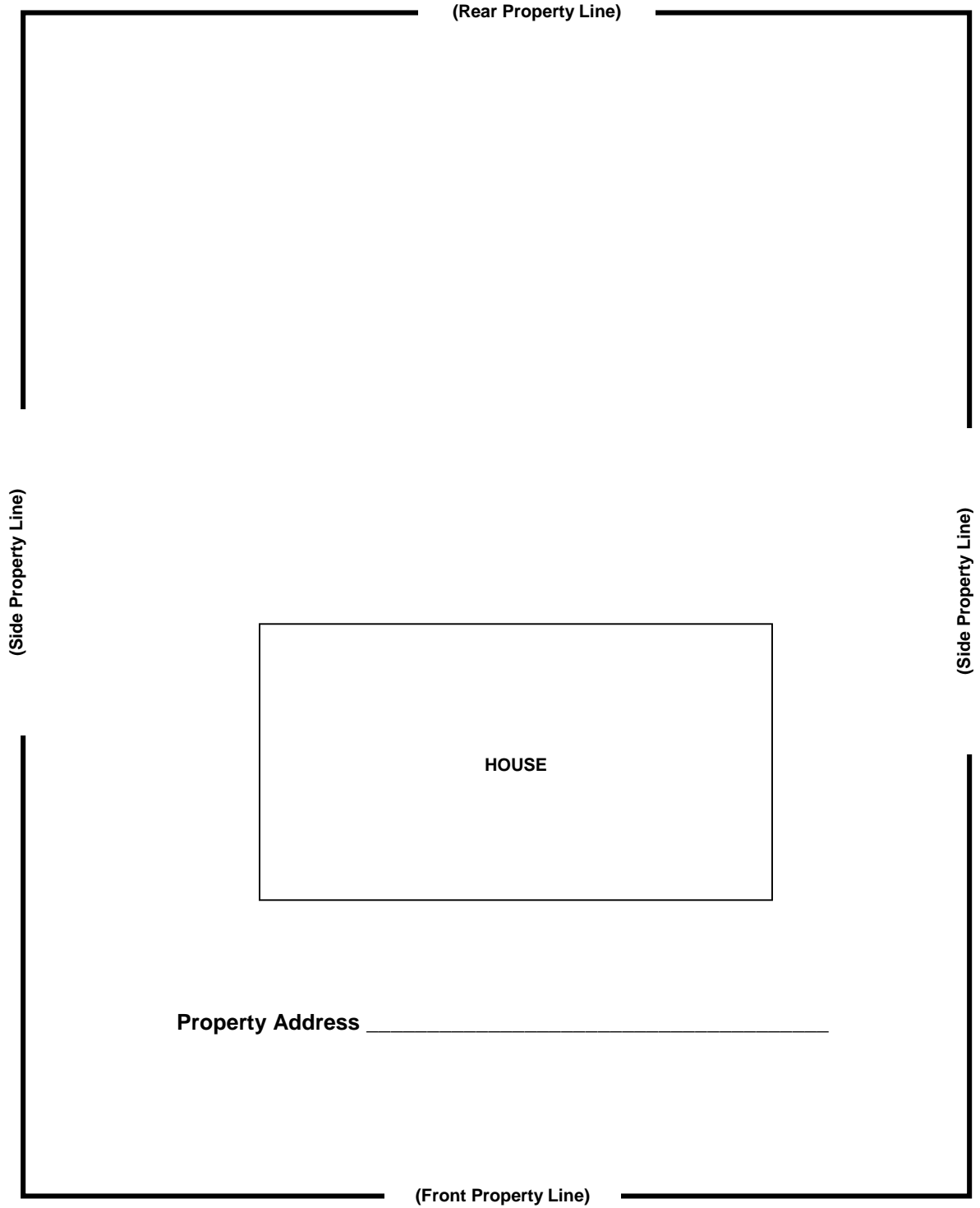
CURB

BOULEVARD

● = Property Pin

Note: Drawing not to Scale

Please indicate on the diagram below the location of the Accessory Structure, its dimensions, and its distance from the nearest property lines.



Curb ↑