



Detached and Attached Accessory Buildings

City Code Section 1000.4 regulates the number, location, size and appearance of all buildings accessory to and detached from principal building within Albertville. These regulations apply to all detached structures, included but not limited to garages, carports, storage building, gazebos, screen houses, playhouses and similar structures.

Maximum allowable size of accessory buildings cannot exceed 150s.f. without a conditional use permit.

Accessory buildings under 200 square feet do not require a building permit.

Location of Accessory Buildings:

Accessory buildings may encroach into the required side and rear yard setbacks within the lot; except, however, that no such encroachment may occur on a required easement, or in a required side yard setback abutting a street in the case of a corner lot. In no case shall the setback be less than ten feet (10').

Size:

No accessory building, structure, and/or detached garage for a single-family dwelling shall occupy more than twenty five percent (25%) of the area of the side or rear yard.

The total floor area of either an attached garage or a detached garage for a single-family detached dwelling shall not be less than four hundred eighty (480) square feet, shall not exceed one thousand (1,000) square feet of floor area and shall not exceed the ground coverage of the dwelling, except by conditional use permit.

No accessory detached building for a single-family dwelling shall occupy more than one hundred fifty (150) square feet when accompanied by an attached garage on the same lot nor shall the combined total floor area of an accessory detached building and/or attached garage exceed one thousand one hundred fifty (1,150) square feet, except as each standard may be modified by conditional use permit.

Except in the case of single-family detached dwellings, accessory buildings shall not exceed thirty percent (30%) of the gross floor area of the principal buildings. In those cases where the standards are exceeded, a planned unit development conditional use permit shall be required.



Detach garage slabs over 1000 square feet per building code shall require a frost footing foundation.

Number:

No building permit shall be issued for the construction of an accessory building for a single-family dwelling when an existing detached garage is located on the same lot, except by conditional use permit.

No permit shall be issued for the construction of more than one accessory building and/or structure, except by conditional use permit.

Height Regulations:

Height Limits: Except as expressly allowed by conditional use permit, accessory building shall comply with the following height limitations:

Zoning District	Maximum Height
A-1	16 feet
A-2	16 feet
R-1	16 feet
R-1A	16 feet
R-2	16 feet
R-3	16 feet
R-4	16 feet
R-5	16 feet
R-6	16 feet
R-7	16 feet
R-8	25 feet
R-MH	15 feet



Prohibited Locations:

No accessory building or structure is allowed within the utility and drainage easement or within a setback of a side yard abutting a street.

The Building Department may have a copy of your lot survey on file to verify utility and drainage easements and setbacks.

Construction and Exterior Material:

Accessory buildings may be constructed of any material, accepted by the *Minnesota State Building Code*, which is appropriate to the application and location.

Accessory Buildings must be erected on crushed rock, asphalt or concrete, or be constructed with a treated wood floor. Buildings need to be anchored at all four (4) corners (suggest trailer ties or anchor bolts if a slab is used)

Exterior material and finish must match, or complement the exterior finish of the principal structure in material, color, and texture and roof style. Exterior surfaces of all accessory buildings shall be maintained in new or like new condition, free from cracked and peeling paint, rusting or deteriorating materials.

Submittal Requirements:

- One (1) completed building permit application.
- Two (2) sets of proposed building plans, showing foundation plan, floor plan, cross section and building elevations.
- Two (2) copies of certified land survey, showing location of existing buildings, proposed building, setbacks and all drainage. Survey shall include North arrow and scale of drawing, legal description of parcel, dimensions and locations of all easements, location of existing utilities, front, side and rear yard setback dimensions to all existing and proposed buildings.
- One (1) copy of the engineered truss plans (at framing inspection)
- One (1) copy of the MN Contractors license, if a contractor is obtaining permit.



BUILDING PERMIT APPLICATION
 5959 Main Avenue NE
 Albertville, MN 55301
 Phone: 763-497-3384 Fax 763-497-3210

Date Received _____
 Date Notified _____
 Date Paid _____
 Ck, Cash, CC _____
 Permit # _____

Site Address: _____
Business Name: _____
The Applicant is: _____ Owner _____ Contractor _____ Tenant

Legal Description: PID # _____
 Addition _____ Lot _____ Block _____

Owner:
 Name _____ Address _____
 City _____ State _____ Zip _____

E-Mail _____
 Phone (H) _____ (W) _____ (C) _____

Contractor:
 Company Name _____ License # _____
 Address _____ City _____ St _____ Zip _____

Contact Person _____ E-Mail _____
 Phone: (W) _____ (C) _____ (Fax) _____

Architect:
 Name _____ Address _____
 City _____ State _____ Zip _____

Phone (W) _____ (C) _____ (Fax) _____

- Type of Work:**
- | | | | |
|---|--------------------------------------|--|--------------------------------------|
| <input type="checkbox"/> New Construction Residential | <input type="checkbox"/> Addition | <input type="checkbox"/> Alteration | <input type="checkbox"/> Finish Bsmt |
| <input type="checkbox"/> New Construction Commercial | <input type="checkbox"/> Garage/Shed | <input type="checkbox"/> Reside/Reroof | <input type="checkbox"/> Fireplace |
| <input type="checkbox"/> Tenant Finish | <input type="checkbox"/> Plbg | <input type="checkbox"/> Htg | <input type="checkbox"/> Deck |

Description of Work: _____

Size of Structure:	Total Square Footage:
Length _____	First Floor _____
Width _____	Second Floor _____
Height _____	Basement _____
	Garage _____

Estimated Valuation of Work: \$ _____

Separate permits are required for electrical, plumbing, heating or fireplace. I hereby apply for the above consideration and declare that the information and materials submitted with this application are in compliance with City Ordinance and Policy Requirements and are complete and accurate to the best of my knowledge. It is applicants responsibility to locate and establish the elevations, if needed, of all site improvements. Required adjustments at owners expense. I understand that all City incurred professional fees and expenses associated with the processing of this request are the responsibility of the property owner and/or applicant and will be promptly paid. If payment is not received from the applicant, the property owner acknowledges and agrees to be responsible.

Applicants Signature _____ Applicants Printed Name _____ Date _____

Approved by Building Official _____ Value Approved _____ Date _____

Special Conditions or Comments: _____

BUILDING PERMIT FEES	
Permit	_____
Surcharge	_____
Plan Check	_____
Engineering (site)	_____
Mechanical	_____
Fireplace (s)	_____
Plumbing	_____
S & W	_____
Water Meter	_____
City WAC	_____
JP WAC	_____
SAC	_____
Storm Water	_____
License Check	_____
Other	_____
TOTAL	_____

Type of Const.	_____
Use of Bldg	_____
Occupancy Group	_____
Occupancy Load	_____
Zoning	_____
Code Used	_____

Are Fire Sprinklers Required?		
	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Fire Dept.	Date _____	Approved _____
City Engineer	_____	_____
City Planner	_____	_____
Public Works	_____	_____