

If you are interested in putting up an accessory structure on your residential property, here are answers to the most commonly asked questions, as well as some helpful hints that explain applicable city regulations.

This guide is intended to be general in nature and does not cover every aspect of applicable regulations in detail. This guide should not be considered as the final or definitive authority on any of the matters it addresses.

If you have questions or would like more specific information, please contact:

**City of Faribault
Planning & Zoning Division
208 NW 1st Avenue
Faribault, MN 55021
(507)334-2222**

Q *What is considered an accessory structure?*

A An accessory structure is any subordinate building or use that is located on the same lot as the main building. Garages, sheds, and carports are common examples.

Q *How many accessory structures are allowed per residential lot? How big can the structures be?*

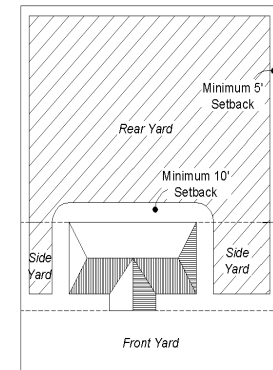
A Each residential property can have up to 2 detached accessory structures, the first up to 864 square feet in floor area and a second up to 120 square feet in area. The maximum height of any such structure is limited to 16 feet in height and side wall height of 9 feet. Additional wall height can be permitted when additional distance from a property line is provided.

Q *Where am I allowed to place an accessory building on my lot and how far must it be from the property lines?*

A An accessory structure must be located within a side or rear yard area and maintain the following setbacks:

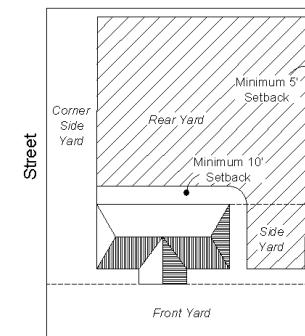
- *Rear yard location-* At least 5 feet from side and rear property lines and 10 feet from any other structure on the property.
- *Side yard location-* At least 5 feet from the side property line and 10 feet from any other structure on the property.

- The shaded area in the illustration that follows shows possible locations for placement of an accessory structure within an interior (non-corner) lot.



Street

- The shaded area in the illustration that follows shows possible locations for placement of an accessory structure within a corner lot.



Street

Q *Are building permits required? Are there design standards that I need to follow?*

A Building permits are required for all accessory structures in excess of 120 square feet. For structures that require a permit, materials and colors should closely match that of the principal structure; in no case is corrugated metal an acceptable building material.

Q *What other considerations should I be aware of related to accessory buildings?*

- A**
- Whenever an accessory structure is capable of storing a vehicle, provision of a concrete or asphalt driveway connection to the street/alley is required.
 - Special setbacks apply whenever an accessory structure is accessed from an adjacent alley.

Q *Can I get a variance if I can't meet all of the requirements?*

A The City Council is authorized to grant a variance from the regulations when an owner has a legitimate hardship. Please contact the Planning and Zoning Division for more information.

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RESIDENTIAL ACCESSORY STRUCTURES



A General Guide For
Property Owners

