



City of Rockford
 6031 Main Street
 Rockford, MN 55373
 (763) 477-6565/fax (763) 477-4393

Accessory Buildings / Sheds
(Regulated by Ordinance #1001.07 Accessory Buildings)

Property Address	
Property Owner	
Phone Number	
Email Address	

Check List of items to include for review:

- ___ Site Survey showing Accessory Building Location - drawn to scale
- ___ Building Dimensions (drawing) _____
- ___ Height of Building _____
- ___ Building Material (include color) _____
- ___ Location/Drainage & Utility Easement - Subject to Approval of the Public Works Director

All buildings greater than 200 square feet will also require a Building Permit (separate form) and Fee.

Use of the building is limited to those activities accessory to the principal residential use of the property and shall not include any home occupation or other business activities.

Call before you dig - *Gopher State One Call 651-454-0002*

By signing this application, I understand the rules and regulations regarding Ordinance #1001.07 Accessory Buildings.

Printed Name of Applicant: _____

Signature of Applicant: _____

Date: _____

Office Use Only:

Site Survey showing building location ___ / Setback(s) ___ / Dimensions ___ / Material ___ & Height ___ Note(s): _____ Zoning Administrators Signature / Date	Located in the drainage and utility easement: Location Approval ___ Note(s): _____ Public Works Director / Date
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1001.07 ACCESSORY BUILDINGS

Subd. 1. Attached Accessory Buildings. In case an accessory building is attached to the main building, it shall be made structurally a part of the main building and shall comply in all respects with the requirements of this chapter applicable to the main building. An accessory building, unless attached to and made a part of the main building, shall not be closer than five feet to the main building, except as otherwise provided in this section.

Subd. 2. Building Type and Standards. Architectural details for accessory buildings are to be the same or similar as for the principal building as determined by the City Council, based upon (but not limited to) the following criteria:

- A. Roof pitch orientation and slop.
- B. Building material.
- ¹⁷ C. Exterior color.

Subd. 3. Approval Required.

- A. Zoning Approval Required: Detached accessory buildings not exceeding two hundred (200) square feet in floor area shall be allowed without issuance of a building permit but shall comply with all other provisions of this Chapter subject to approval by the Zoning Administrator.
- B. Building Permit Required: Detached accessory buildings greater than two hundred (200) square feet in floor area shall require a building permit. The building official shall review the site plan and construction drawings to determine compliance with the Building Code and other applicable ordinances, laws, and regulations. (Ordinance 18-08, adopted August 15, 2018)

Subd. 4. Residential Accessory Buildings. Detached accessory buildings in residential districts shall conform to the following additional regulations as to their locations upon the lot.

- A. Use of the building is limited to those activities accessory to the principal residential use of the property and shall not include any home occupations or other business activities.

- B. Accessory building(s) shall not encroach on required front or side yards in any district. In addition, no accessory building shall be placed in front of the front line of principal buildings.
- C. Accessory buildings may encroach on rear yards to a distance equal to ½ the required rear yard setback, except when the rear lot line abuts a public street.
- D. When a lot in a C-0, C-1, C-2, C-3, or I-1 district abuts a residential district, the yard requirement for the lot on the abutting residential yards shall be modified as follows: The size of the yard shall conform to the regulation of the abutting districts which results in the largest yard.
- E. Every building hereafter erected or moved shall be on a lot adjacent to a public street, or with access to an approved private street, and all structures shall be so located on lots as to provide safe and convenient access for servicing, fire protection and required off-street parking.
- F. Building Size. A detached accessory building shall not occupy more than 25 percent of the area of any rear yard, nor may it be larger than 1,000 square feet, whichever is less. The area regulations in this subdivision may be exceeded by approval of a conditional use permit in accordance with Section 1001.07, Subd. 04.G. of this Chapter.
- G. Building Height. Detached accessory buildings shall not exceed one story or fifteen (15) feet in height. The height limitations may be exceeded by approval of a conditional use permit in accordance with Section 1001.07, Subd. 4.G. of this Chapter. (Ordinance 15-01, adopted February 24, 2015)
- H. Conditional Use Permits. Applications for a conditional use permit under this Section shall be regulated by Section 1001.03, Subd. 5 of this Chapter. Such applications are subject to the following conditions:
 - 1. The area of the accessory building is not larger than the gross floor area of the principal building.
 - 2. The height of the accessory building shall not exceed that of the principal building.
 - 3. There is a demonstrated need for the building area or height increase and the accessory building has an evident re-use or function related to the principal use.
 - 17 4. The accessory is of a scale and design that is compatible with the character of the property or neighborhood in which it is located. (Ordinance 18-08, adopted August 15, 2018)

Subd. 5. Residential Outdoor Storage: Except as provided in this section, all outside storage of materials and equipment for residential uses shall be stored within a building or fully screened so as not to be visible from adjoining properties and the public right-of-way, except for the following:

- A. Clothes lines pole and wire.
- B. Not more than two (2) currently licensed recreational vehicles, trailers and equipment provided that:
 - 1. In the front yard, provided the recreational vehicles and equipment are located on an established driveway that complies with Section 1001.05 of this Chapter and not upon any public right-of-way.
 - 2. In the side yard only when abutting an attached or detached garage, provided that:
 - a. The recreational vehicles and equipment are not closer than five (5) feet from the side lot line.
 - b. The area on which the recreational vehicles and equipment are stored shall be surfaced with asphalt, concrete or paving brick.
 - c. The recreational vehicles and equipment shall not be within the setback required from a public right of way for the side yard of a corner lot, except for a side yard when abutting a major collector or arterial street and then may not encroach into a required bufferyard.
 - 3. In the rear yard not closer than ten (10) feet from the rear lot line and/or five feet (5) feet from the side lot lines and then may not encroach into a required bufferyard.
- C. Off-street parking of currently registered and operable passenger vehicles, as in accordance with Section 1001.05 of this Chapter.
- D. Construction and landscaping material currently being used on the premises.
- E. Lawn furniture or furniture used and constructed explicitly for outdoor use.
- F. Exterior storage of firewood for use upon the property upon which it is stored. (Ordinance 18-08, August 15, 2018)

⁷ **Subd. 6. Other Uses.** Except as otherwise noted, accessory buildings and uses for all principal uses other than residential uses shall conform to the setback requirements specified for the respective zoning district in which they are located.

CITY OF ROCKFORD
ACCESSORY STRUCTURE REGULATIONS
SHED

A shed larger than 200 square feet requires a building permit. The following applies to all sheds regardless of their size:

1. Maximum lot coverage of all structures shall not exceed thirty (30) percent.
2. All accessory structures shall be limited to a maximum height of fifteen (15) feet.
3. For R-1 Single Family Residential – Detached structure:
Front yard setback: Not less than fifty (50) feet.
Side yard setback: Not less than eight (8) feet.
Rear yard setback: Not less than eight (8) feet.
4. For R-1 Single Family Residential – attached structure:
Front yard setback: Not less than fifty (50) feet.
Side yard setback: Not less than ten (10) feet.
Rear yard setback: Not less than twenty five (25) feet.
5. Façade must match the principal structure, i.e.: color, building material, roof pitch orientation and slope, etc.

REQUIREMENTS FOR BUILDING PERMIT APPLICATION

1. Completed Building Permit application form with signature.
2. Submit two (2) copies of a Certificate of Survey, drawn to scale indicating the lot dimensions, the location and ground coverage area of existing structure(s), and the location and area of the proposed structure. Indicate the setbacks from property lines. A Certificate of Survey for the property may be on file at City Hall.
3. Submit two (2) copies of plans showing proposed designs and materials. Plans shall be drawn to scale and shall include the following information. Lumberyard standard shed plans may also be submitted.
 - a. A floor plan indicating the proposed garage size, size of headers over openings, size and spacing of roof rafters.
 - b. A cross section view indicating the depth of concrete slab and perimeter bearing, size and spacing of anchor bolts, pitch of roof, size and spacing of roof rafters, type(s) of sheathing and siding material, size and spacing of studs, ceiling height.
 - c. Elevations indicating the height of structure from established grade, type of roof covering materials, type of exterior wall covering.

GENERAL BUILDING CODE AND ZONING REQUIREMENTS

1. **ATTACHED ACCESSORY BUILDINGS.** In case an accessory building is attached to the main building, it shall be made structurally a part of the main building and shall comply in all respects with the requirements of the building code applicable to the main building. An accessory building, unless attached to and made a part of the main building, shall not be closer than five feet to the main building.
2. **CONDITIONAL USE PERMITS REQUIRED.** Accessory structures shall be permitted only after passage of a conditional use permit for which certain construction standards will be mandated. Standards are: exterior siding material, finish and color; roofing material and color; and architectural style that is the same or similar to the principal building and general neighborhood environment or business area.
3. **AMOUNT OF YARD OCCUPIED.** A detached accessory building not over one story and not exceeding fifteen (15) feet in height shall occupy no more than 25% of the area of any rear yard, nor may it be larger in area than 1,000 square feet, whichever is less. The area regulations in this subdivision may be exceeded by the approval of a Conditional Use Permit.
4. **ADDITIONAL REGULATIONS.** Detached accessory buildings in residential districts shall conform to the following additional regulations as to their locations upon the lot.
 - a. Accessory building(s) shall not encroach on required front or side yards in any district. In addition, no accessory building shall be placed in front of the front line of principal buildings.
 - b. Accessory buildings may encroach on rear yards to a distance equal to $\frac{1}{2}$ the required rear yard setback, except when the rear lot line abuts a public street.
 - c. When a lot in a C-O, C-3 or I-1 district abuts a residential district, the yard requirement for the lot on the abutting residential yards shall be modified as follows: The size of the yard shall conform to the regulation of the abutting districts which results in the largest yard.
 - d. Every building hereafter erected or moved shall be on a lot adjacent to the public street, or with access to an approved private street, and all structures shall be so located on lots as to provide safe and convenient access for servicing, fire protection and required off-street parking.

QUESTIONS

If you have any questions, please contact our building inspector at 763-479-1920 or our City Hall at 763-477-6565

Revised 5-25-2017