

## **ACCESSORY STRUCTURE GARAGES & SHEDS**

- Structures 200 square feet and larger require building permits.
- Structures less than 200 square feet require zoning approval.
- To obtain either a building permit or zoning approval:
  - Complete a building permit application
  - Submit a detailed construction plan
  - Submit a site plan

Definition: Garage/Storage Structure. An accessory structure or accessory portion of the principal structure which is used by a resident of the property to store motor vehicles, major recreational equipment, or other personal property.

Determine the Zoning District for the property by clicking “Map It” at [coonrapidsmn.gov](http://coonrapidsmn.gov)

### **District Standards for Garage/Storage and Accessory Structures. (City Codes 11-602.2 and 11-603.2)**

- Each dwelling is permitted up to 1,600 square feet, or 2,000 square feet for lots one acre or more, of attached/detached garage/storage space and other detached accessory structures. Attached garage/storage space cannot exceed 80 percent of the finished floor area of the principle structure.
- At least 484 square feet of floor area of garage/storage structure per dwelling must be accessible to vehicle storage, which must have a minimum width of 22 feet and a minimum depth of 22 feet. The minimum width of a detached garage/storage structure may be reduced to 12 feet provided the total floor area of the detached garage/structure and an attached garage/storage structure equals or exceeds 528 square feet and the attached garage/storage structure has a minimum width of 12 feet and a minimum depth of 22 feet.
- Detached garage/storage structures in excess of 900 square feet in floor area must meet the same setback requirements as the principal structure.
- The architectural style, color, and facing material of a garage/storage structure must be compatible with the principal structure.
- The number of detached garage/storage structures and other accessory structures cannot exceed three per dwelling.
- For the purpose of this Section, floor area means the gross horizontal area of the main floor of a structure plus the horizontal area of any other level having a minimum vertical clearance or ceiling height of five feet.

<b>LDR-1 Zoning District</b>	<b>Attached Garage</b>	<b>Detached Garage/ Storage Space Less than 900 sf in Area</b>	<b>Principal Structure/Detached Garage/Storage Space - 900 sf or more in Area</b>
<b>Front Setback</b>	40	40	40
<b>Side yard Setback</b>	10	10	15
<b>Rear Setback</b>	50	10	50
<b>Corner Lot Setback From Side Street</b>	20	20	20

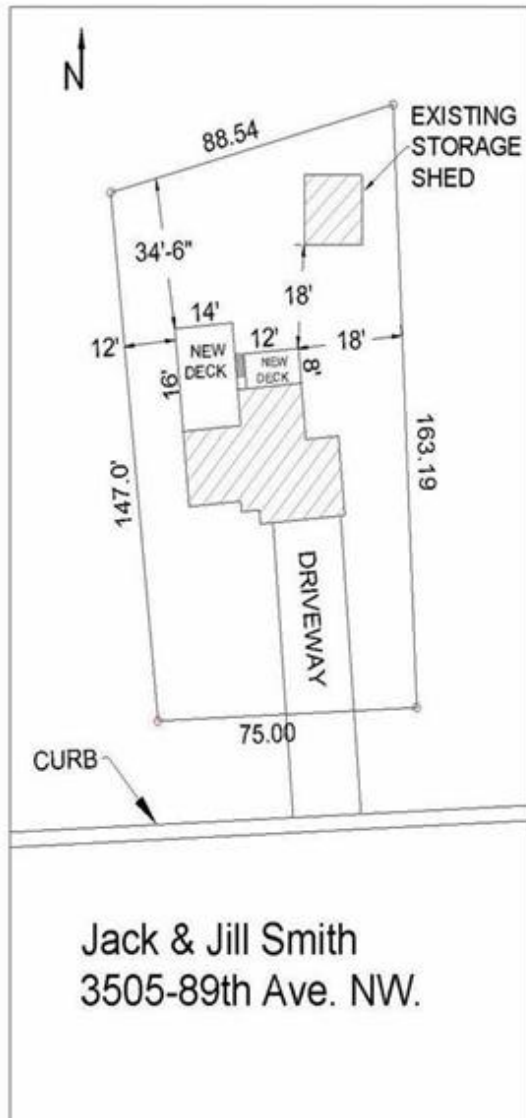
<b>LDR-2 Zoning District</b>	<b>Attached Garage</b>	<b>Detached Garage/ Storage Space Less than 900 sf in Area</b>	<b>Principal Structure/Detached Garage/Storage Space - 900 sf or more in Area</b>
<b>Front Setback</b>	35	35	35
<b>Side yard Setback</b>	5	5	10
<b>Rear Setback</b>	35	5	35
<b>Corner Lot Setback From Side Street</b>	20	20	20

**Restrictions on Accessory Structures. (City Code 11-601.7)**

- An accessory structure shall not:
  - Be constructed on any lot prior to the time of construction of the principal building.
  - Exceed the height of the principal building, except when on a farm and related to a farming operation.
  - Be located within the required front setback area or within five feet of a lot line.
  - Be located nearer to the front lot line than the principal building. This provision does not apply to attached garages or to those lots which have the shoreline of the Mississippi River or Crooked Lake as the rear lot line.
- An accessory structure larger than 200 square feet in floor area must have a permanent concrete slab under the entire structure. Accessory structures 200 square feet in floor area or less must include ground anchors per building code.
- Accessory structures other than garage/storage structures cannot be used for the storage of motor vehicles or major recreational equipment.

## EXAMPLE SITE PLAN

USE CERTIFICATE OF SURVEY  
CONTACT BUILDING DEPARTMENT



Jack & Jill Smith  
3505-89th Ave. NW.

1"=20' SCALE

### SHOW ON PLAN

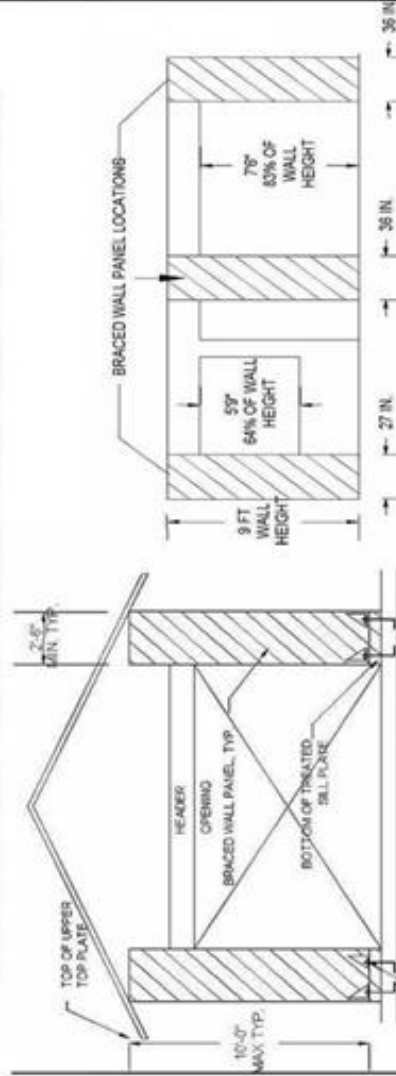
1. LOT LINES.
2. LOT DIMENSIONS.
3. OWNERS NAME.
4. ADDRESS.
5. DRIVEWAY.
6. POND/LAKE/STREAM.
7. EASEMENTS.
8. POWER SUPPLY.
9. DIMENSIONS TO PROPOSED PROJECT AND ALL OTHER STRUCTURES.
10. SIZE OF NEW STRUCTURE.
11. DIMENSIONS TO LOT LINES.
12. DIMENSIONS TO OTHER BLDGS.
13. INCLUDE YARD SETBACKS AND EASEMENTS ON SIDE, FRONT, AND BACK YARDS.
14. LABEL ALL ADJACENT STREETS.
15. INCLUDE SCALE.

**NOTE: PLEASE PROVIDE (2) COPIES OF THE PROPOSED SITE PLAN.**

**IF A COMPLETED SITE PLAN IS NOT PROVIDED, THE PLAN REVIEW PROCESS WILL BE DELAYED.**

GOPHER STATE 1 CALL  
FOR UTILITY LOCATIONS  
651-454-0002 OR 811

# CONTINUOUS WOOD STRUCTURAL PANEL SHEATHING

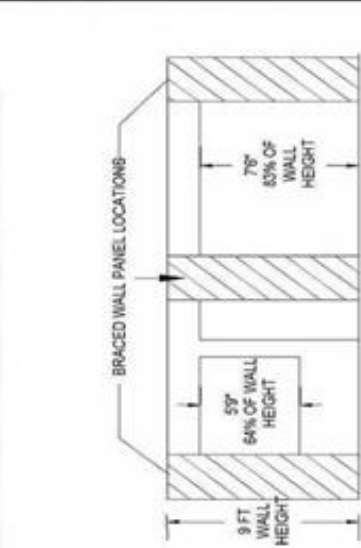


3/8" THICK (MIN.) WOOD STRUCTURAL PANEL SHEATHING MAILED WITH 8d COMMON OR GALVANIZED BOX NAILS IN ACCORDANCE WITH TABLE R602.3 AND ALL PANEL EDGES TO BE BLOODED. TYPICAL EACH BRACED WALL PANEL.

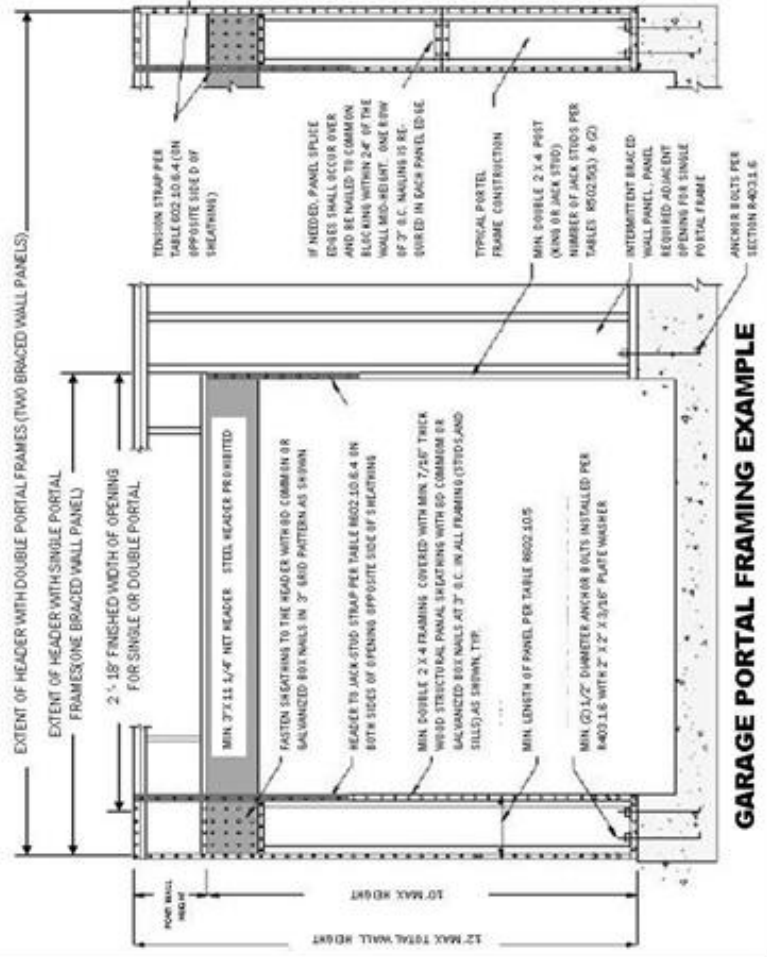
TWO ANCHOR BOLTS, ONE AT EACH PANEL QUARTER POINT, INSTALLED IN ACCORDANCE WITH SECTION R602.10, TYPICAL EACH BRACED WALL PANEL.

## NARROW BRACED WALL PANEL EXAMPLE

9 FT WALL HEIGHT  
57" 64% OF WALL HEIGHT  
76" 82% OF WALL HEIGHT  
27 IN.  
36 IN.



## ONE STORY BUILDINGS



## GARAGE PORTAL FRAMING EXAMPLE

TABLE R602.10.5.2

PARTIAL CREDIT FOR BRACED WALL PANEL LESS THAN 48 INCHES IN ACTUAL LENGTH

ACTUAL LENGTH OF BRACED WALL PANEL (inches)		CONTRIBUTING LENGTH OF BRACED WALL PANEL (inches) <sup>a</sup>	
48	48	8-foot Wall Height	9-foot Wall Height
42	36		36
36	27		N/A

For Sl: 1 inch = 25.4 mm, 1 foot = 304.8 mm.  
N/A = Not Applicable.

a. Linear interpolation shall be permitted.

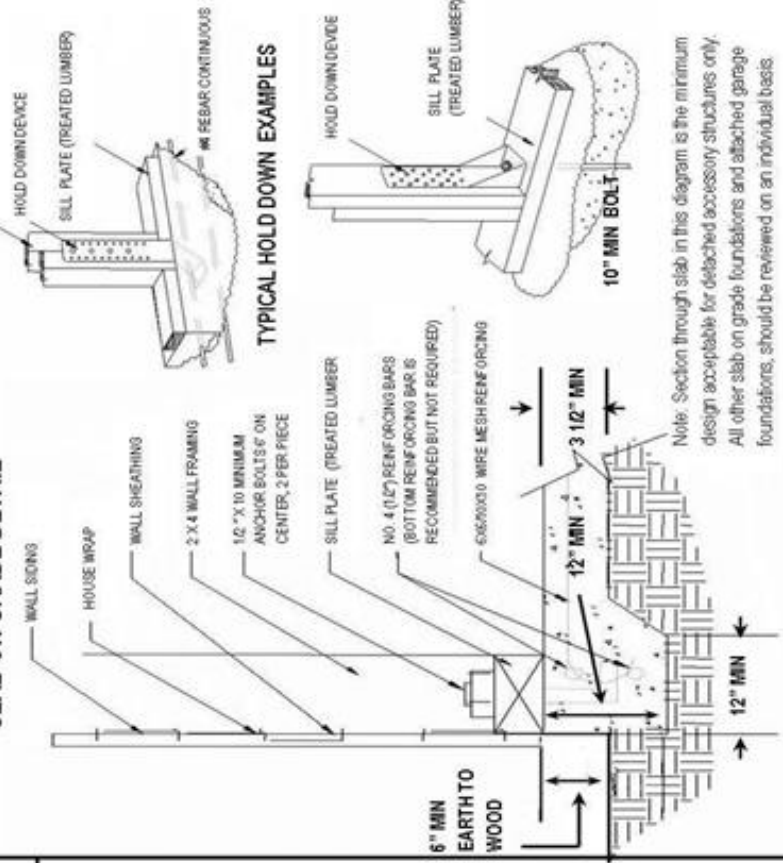
TABLE R602.10.6.1

MINIMUM HOLD-DOWN FORCES FOR METHOD ABW BRACED WALL PANELS

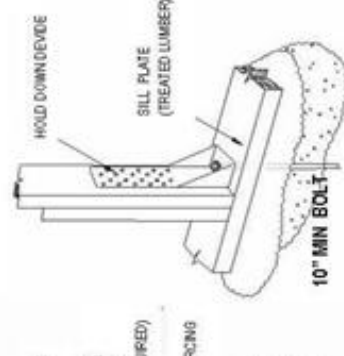
SEISMIC DESIGN CATEGORY AND WIND SPEED/SUPPORTING STORY	HOLD DOWN FORCE (pounds)	
	Height of Braced Wall Panel 8 feet/9 feet/10 feet/11 feet/12 feet	8 feet/9 feet/10 feet/11 feet/12 feet
SDC A, B and C Wind speed < 110 mph	One story	1,000 1,000 2,000 2,000
	First of two stories	3,000 3,000 3,000 3,300 3,600

For Sl: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound = 4.45 N, 1 mile per hour = 0.447 m/s.  
NP = Not Permitted.

## SLAB ON GRADE DETAIL



## TYPICAL HOLD DOWN EXAMPLES



Note: Section through slab in this diagram is the minimum design acceptable for detached accessory structures only. All other slab on grade foundations and attached garage foundations, should be reviewed on an individual basis.