Minneapolis
City of Lakes

Community Planning and Economic Development
Planning Division
505 4th Avenue S, #320
Minneapolis MN 55415
612-673-3000

ADMINISTRATIVE REVIEW OF DETACHED ACCESSORY STRUCTURES & APPLICATION TO INCREASE HEIGHT AND/OR FLOOR AREA

All detached accessory structures must meet zoning code standards intended to prevent accessory structures from becoming the predominant element on site. Accessory structures must be subordinate in area to the principal structure on site. **Note:** This handout does not apply to detached accessory dwelling units.

This handout identifies general requirements associated with detached accessory structures accessory to a single-, two-, and three-family dwelling, residential structures originally designed or intended to have three (3) or fewer units, and state-credentialed care facilities serving six (6) or fewer persons. It is not meant to be a comprehensive guide as each property has unique characteristics and additional requirements may apply.

GENERAL REQUIREMENTS FOR ALL DETACHED STRUCTURES

Maximum Footprint	800 sq. ft. or 10% of the lot area, whichever is greater. In order to exceed 800 sq. ft., you must match the principal structure in exterior materials. If exceeding 800 sq. ft., the administrative height/floor area application is required (545.360, Maximum floor area).
Building Coverage	Principal and accessory structure coverage is limited to (540.910, Maximum lot coverage): • 45% of the lot area in the Interior 1, Interior 2, and Parks built form overlay districts • 60% of the lot area in Interior 3 or Corridor 3 • 70% in Corridor 4 or Corridor 6 • 80% in all Transit built form overlay districts • No limit in Core 50 or Production built form overlay districts
Impervious Surface Coverage	Impervious surface coverage is limited to (540.920, Maximum impervious surface coverage): • 60% of the lot area in the Interior 1, Interior 2, and Parks built form overlay districts • 75% of the lot area in Interior 3 or Corridor 3 • 85% in Corridor 4 or Corridor 6 • 90% in all Transit built form overlay districts • No limit in Core 50 or Production built form overlay districts This includes all structures, driveways, walkways, steps, decks, porches, and generally everything other than grass and landscaping.
Gross Floor Area	The gross floor area of the principal structure must be greater than the gross floor area of the accessory structure(s).
Eave Projection	Eaves cannot be closer than six (6) inches to the lot line (540.890, Permitted Obstructions); Building Code standards require that the eave is not closer than eight (8) inches to the lot line.
Distance from Dwelling	All detached structures must be at least six (6) ft. from habitable space or attached garage of a residential use, excluding detached ADUs (545.380, Distance from Dwelling).
Distance from Adjacent Dwelling	The detached accessory structure cannot be located closer than 10 ft. to habitable space of an adjacent property dwelling (540.890, Obstructions in Required Yards).

For reasonable accommodations or alternative formats please contact 311 at 612-673-3000. People who are deaf or hard of hearing can use a relay service to call 311 at 612-673-3000. TTY users call 612-673-2157 or 612-673-2626.
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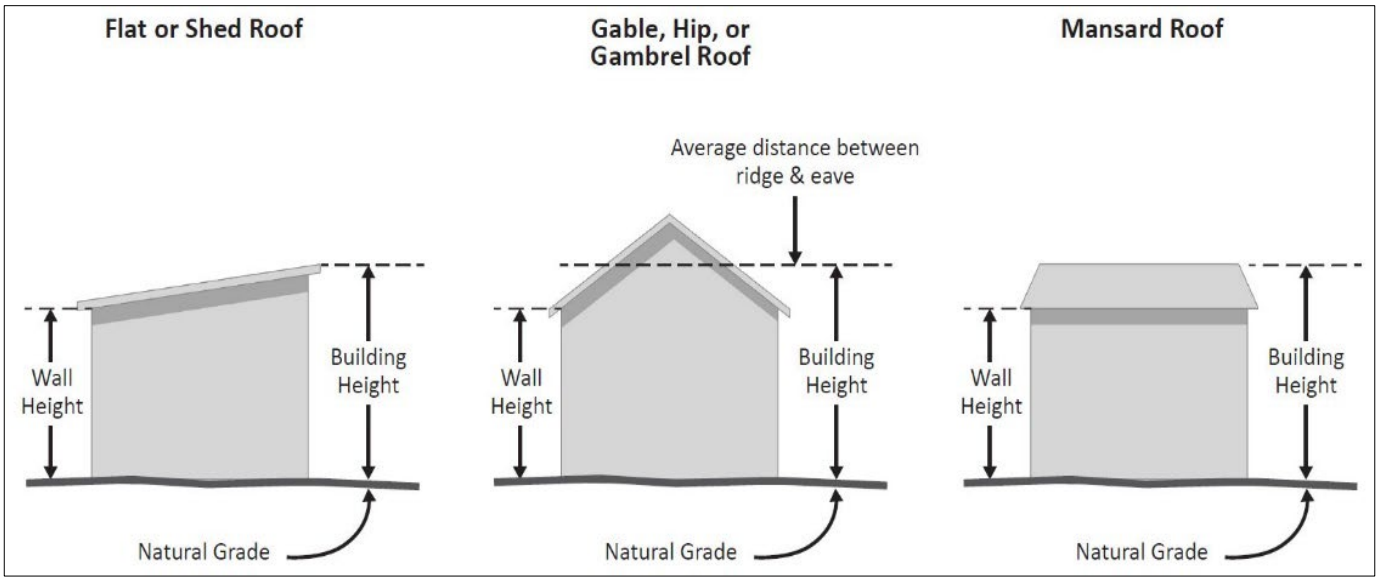


HEIGHT: Detached accessory structure height is measured from grade to the highest roof point of a shed/flat roof, the midpoint between the peak and the eaves for hip, gable, and gambrel roofs, and the deck level of a mansard roof.

WALL HEIGHT: The wall height is measured from grade to the exterior intersection of the wall and the roof rafters for hip, gable, or flat roofs and to the low eave side for shed roofs.

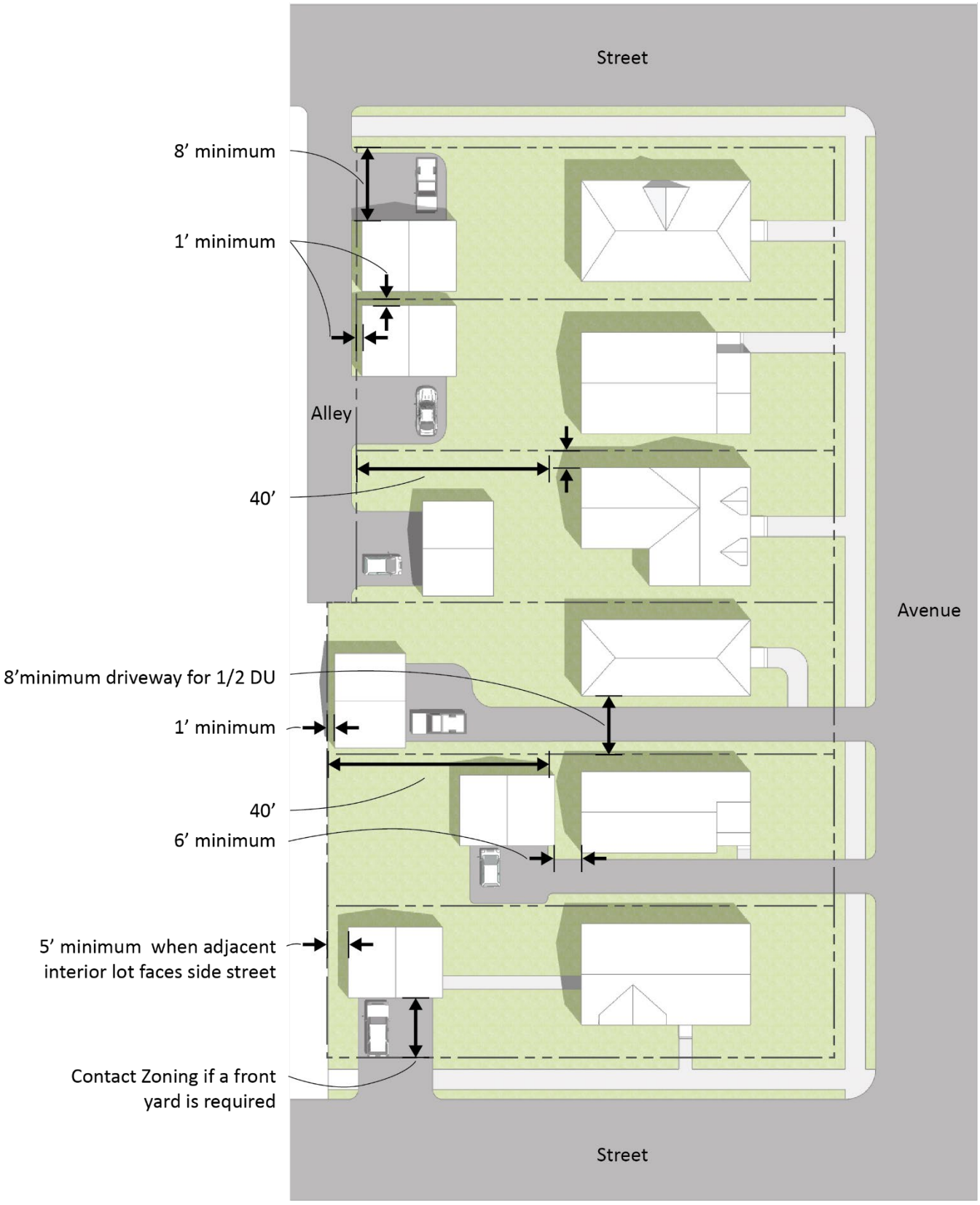
DETACHED ACCESSORY STRUCTURE STANDARDS

The height of the detached accessory structure determines the standards required. The height of structures is broken into two sections; each section has different requirements and standards. See section 545.350, Maximum Height, and section 540.890, Obstructions in required yards, for additional information.

Height	***Up to 13 ft.***	***Up to 16 ft.***
Land Use App Required	No	Yes
Wall Height Maximum	10 ft.	10 ft.
Exterior Materials	N/A	Match principal structure; may be composed of a different material as long as the color and lap match.
Roof Pitch	N/A	Match principal structure
Interior side yard setbacks	1 ft. interior side when in the rear 40 ft. or 20% of the lot and at least 10 ft. from habitable portion of principal structure on adjoining lot, except where vehicle access doors face the interior side lot line, in which case no reduction of the yard is permitted. If not in rear 40 ft. or 20%, standard setbacks apply.	1 ft. interior side when in the rear 40 ft. or 20% of the lot and at least 10 ft. from habitable portion of principal structure on adjoining lot, except where vehicle access doors face the interior side lot line, in which case no reduction of the yard is permitted. If not in rear 40 ft. or 20%, standard setbacks apply.
Rear yard setbacks	1 ft. rear yard, except where vehicle access doors face the rear lot line, in which case no reduction is permitted. If rear yard abuts a required side yard, it may only be reduced when in the rear 40 ft. or 20% of the lot and located behind the rear wall of the principal structure on the adjacent property to the rear. If not in rear 40 ft. or 20% standard setbacks apply.	1 ft. rear yard, except where vehicle access doors face the rear lot line, in which case no reduction is permitted. If rear yard abuts a required side yard, it may only be reduced when in the rear 40 ft. or 20% of the lot and located behind the rear wall of the principal structure on the adjacent property to the rear. If not in rear 40 ft. or 20% standard setbacks apply.

Illustrated Setbacks

The image below illustrates setbacks for the base garage height of 13 feet and for 16-foot garages where the proposed structure matches the roof pitch and materials of the principal structure. Greater setbacks apply for garages taller than 13 feet where pitch and materials do not match.



GENERAL INFORMATION & INFORMATION RELATING TO OTHER CITY DEPARTMENTS

LOCATING THE LOT LINE: The building permit applicant is responsible for locating the lot line/iron markers on the related boundaries of the property. The iron markers are in the corners of the property, most commonly one foot in from the edge of the paved alley. The Building Inspector for the City of Minneapolis may require that a Registered Land Surveyor certify the exact property marker locations. Alley right-of way width varies but is usually 12 or 14 feet.

CURB CUTS: Permits must be obtained from the Public Works department, routed through the Development Review Customer Service Center. Contact Minneapolis 311, 612-673-3000.

REMOVING A PUBLIC BOULEVARD TREE OR PLACING DRIVEWAYS NEAR A BOULEVARD TREE: Permission must be obtained from the Park Board, 612-370-4900.

ADMINISTRATIVE REVIEW OF ACCESSORY STRUCTURES TO INCREASE HEIGHT AND/OR FLOOR AREA CHECKLIST

Staff will only accept applications that include all of the items listed below. If any of the items are missing at the time of submittal, staff will not accept the application.[1]

☐	Completed Accessory Structure Application Worksheet and Accuracy Declaration.
☐	Correct fees paid (checks payable to Minneapolis Finance Department).
☐	Scaled and dimensioned elevations showing the roof pitch, eaves, and trim of the principal structure.
☐	Scaled and dimensioned site plan.[2] Must include the following items: ▪ All property lines. ▪ Streets, sidewalks and alleys, include existing and proposed curb cuts. ▪ Adjacent uses (show location and identify). ▪ Building footprints (including all existing accessory structures). ▪ Impervious surfaces (driveways, walkways, decks, etc.) and material construction.
☐	Scaled and dimensioned accessory structure elevations.[2] Must include the following items: ▪ Roof pitch. ▪ Materials. ▪ Grade level. ▪ Eave overhangs.
☐	Photos of all sides of the principal structure.
☐	Please submit all required documentation electronically. Check with your assigned planner to verify whether hard copies are also required.

FEES

APPLICATION TYPE	FEE (DOLLARS)
Administrative reviews to increase height or floor area of accessory structures	240

[1] City staff will review the initial application submission and will notify the applicant of what, if any, additional information must be submitted for staff to evaluate the application for approval or denial. Please be aware that supplemental information may also be requested during the evaluation and hearing process.

[2] If the application is approved, two copies will be returned to the applicant with a zoning certificate of approval. These copies should be submitted to the Building Plan Review office when applying for building permits.

ACCESSORY STRUCTURE APPLICATION WORKSHEET

Property Information	Address(es)		
	Identification number(s)		
	Legal description		
	Lot area		
Property Owner/Applicant	Name		
	Mailing address, including city, state, and zip code		
	Phone number		
	Email		
Applicant's Representative *This person will be the primary contact for staff, and is the authorized agent in place of the property owner*	Name		
	Mailing address, including city, state, and zip code		
	Phone number		
	Email		
Building Data *Fill in existing & proposed even when no change is proposed*	Roof pitch	Principal structure: /12	Accessory structure: /12
	Exterior materials	Principal structure:	Accessory structure:

ACCURACY DECLARATION

My signature attests to the fact that the attached application is complete and accurate to the best of my knowledge. I understand that the staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided may delay review of my application or may result in denial of my request.

Property owner's signature (if different from applicant): _____

Applicant's name (please print): _____

Applicant's signature: _____