

The City has long maintained and enforced a variety of codes that govern the placement and design of accessory structures in residential areas to help ensure a safe and pleasant environment.

CALL BEFORE YOU DIG

It is recommended that property owners call Gopher State One at **811** for utility locates prior to beginning the project.



CODE ENFORCEMENT

If you feel there is a violation of zoning codes existing in your neighborhood, contact the Health & Inspections Department or, report your concern online by using the City's Complaint Submittal system at <https://sws.stcloudcity.com/etrakit>.

CONTACTS

Health & Inspections Department

Code Enforcement
400 2nd Street South
St. Cloud, MN 56301
(320) 255-7214

Building Safety Department

Building Permits
Building Code
400 2nd Street South
St. Cloud, MN 56301
(320) 255-7239

Planning & Zoning Department

Zoning Regulations
Land/Use Zoning Permit
400 2nd Street South
St. Cloud, MN 56301
(320) 255-7218

Accessory Structures



QUANTITY

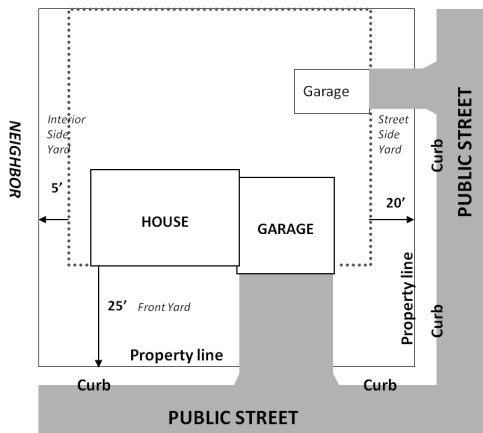
Single Family Dwellings	2
Two Family Dwellings	2

SETBACKS

Accessory structures may not be located within the front, interior side, or street side yard setback.

Rear Yard:	Requirements differ depending on the type of structure
Principal Building:	Accessory structures must be located a minimum of 10' from the principal structure on the property
Street Side Access:	Detached accessory structures on corner lots that access the street via the side yard must be set back a minimum of 20' from the property line
Alley Access:	Detached accessory structures that access an alley must be setback a minimum of 10' from the property line

Corner Lot



SIZE

Maximum square footage of accessory buildings is based on lot area.

Lot Area	Maximum Accessory Structure Coverage
<20,000 sq. ft.	2,000 sq. ft. maximum or 15% of lot area
>20,000 sq. ft.	2,500 sq. ft. maximum

- Total maximum accessory structure coverage includes **attached & detached** accessory structures.
- The square footage of each detached accessory structure can not exceed the square footage of the principal structure.
- Detached accessory buildings can not exceed 17' in height.
- Total lot coverage of all accessory structures, including porches, decks, and patios cannot exceed 50% of the rear yard.
- Doghouses, children's play houses, fish houses, tree houses, and other similar buildings less than 50 sq. ft. are not included in the maximum number of lot coverage requirements; however, these buildings may not exceed a total of 100 sq. ft.

DESIGN STANDARDS

Accessory structures may not be constructed prior to a principal structure being located on the property, but may be constructed concurrently.

Accessory buildings must be constructed out of materials similar and/or compatible to those utilized on the principal building in a matching color.

MATERIALS

Prohibited materials include: panels made of non-architectural metal, fiberglass, vinyl resin, or plastic; tarps made of plastic, canvas, or vinyl; unpainted corrugated metal panels; and, non-exterior grade plywood or similar products.

Metal roofs are allowed provided they are constructed with standing seams and concealed or exposed fasteners.

SWIMMING POOLS & SPAS

Pools are permitted in the rear yard only and must be located a minimum of 5' from any property line.

Outdoor permanent pools containing 24" or more of water require a 6' high fence completely surrounding the pool.

Temporary pools do not require a fence.

Spas are permitted in the rear and side yards only, must be located a minimum of 5' from any property line, and require a safety cover.

PERMITS

<100 sq. ft.	No permit required
100 - 200 sq. ft.	Land Use/Zoning Permit required
>200 sq. ft.	Building Permit required

VARIANCES

Property owners can request deviations from the City's Land Development Code through a variance.

A variance is an 'exception' to the zoning laws which can only be granted when specific standards or criteria are met.

A variance requires an application, fee, and public hearing at the Zoning Board of Appeals.