

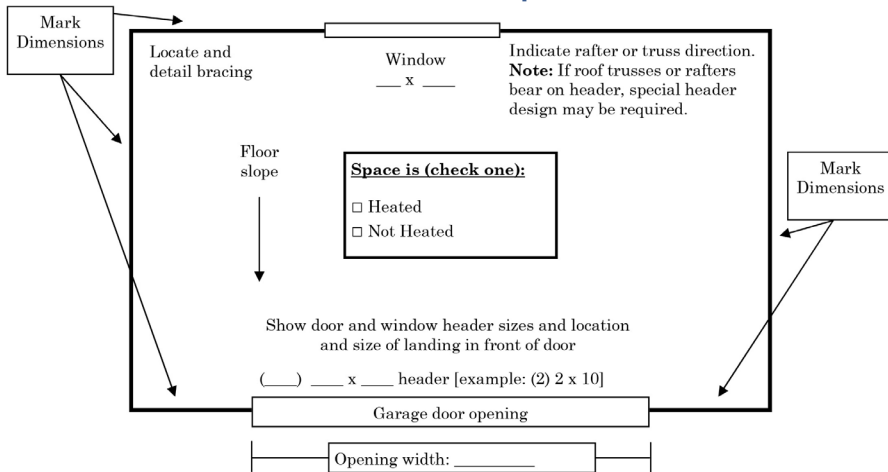
SUBMITTALS

Reminder! Building permits are required for any accessory building greater than 200 square feet.

Building permits require:

- A completed building permit application.
- A property site plan or survey showing the size and location of the proposed structure and distances to all other structures, property lines easements and right-of-ways.
- Plans of the proposed structure showing the size, door and window locations, header information, roof framing type, foundation type, building type, finishing material and orientation of the building to the street or alley.

Sample Floor Plan



INSPECTIONS

A footing inspection is required for all garages; required after forms are set but before concrete is poured.

A framing and final inspection is required for all accessory buildings.

WHAT YOU NEED TO KNOW...



Accessory Buildings

BUILDING PERMIT IS REQUIRED FOR:

Any accessory building **greater than 200 square feet.**

This includes:

- ✓ Garages
- ✓ Sheds

PERMIT FEES

Permit fees vary based on the valuation of the project.

See the city's current fees at:

www.ShakopeeMN.gov/feeschedule

ZONING REQUIREMENTS

No accessory building or structure shall be constructed on any residential lot before construction of the principal building.

HEIGHT LIMITATIONS

Except in the AG zone, no accessory structure shall exceed the height of the principal building or 15 feet in a residential zone, whichever is less.

SIZE LIMITATIONS

In the R-1A, R-1B, R-1C, R-2 and R-3 zones, no accessory building shall exceed 10 percent of the lot area or 75 percent of the square footage of the principal dwelling footprint, whichever is less.

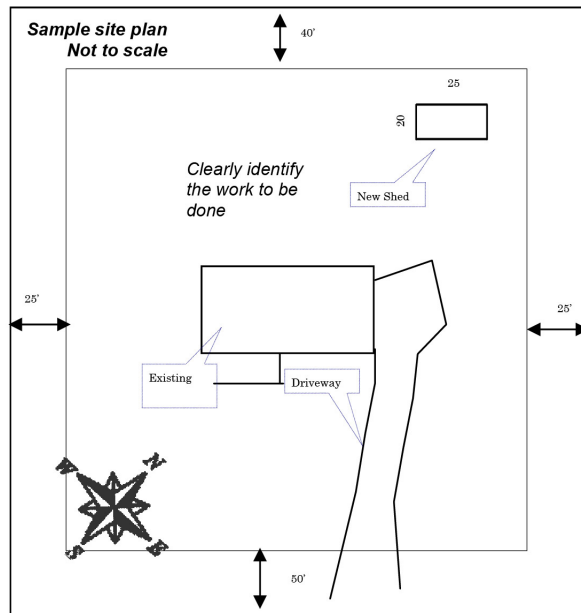
FRONT YARD SETBACK

Each accessory structure shall be set back at least as far as the principal building on the lot. In the AG and RR zones, no accessory structure may be located closer to the front lot line than the principal building or 200 feet, whichever is less.

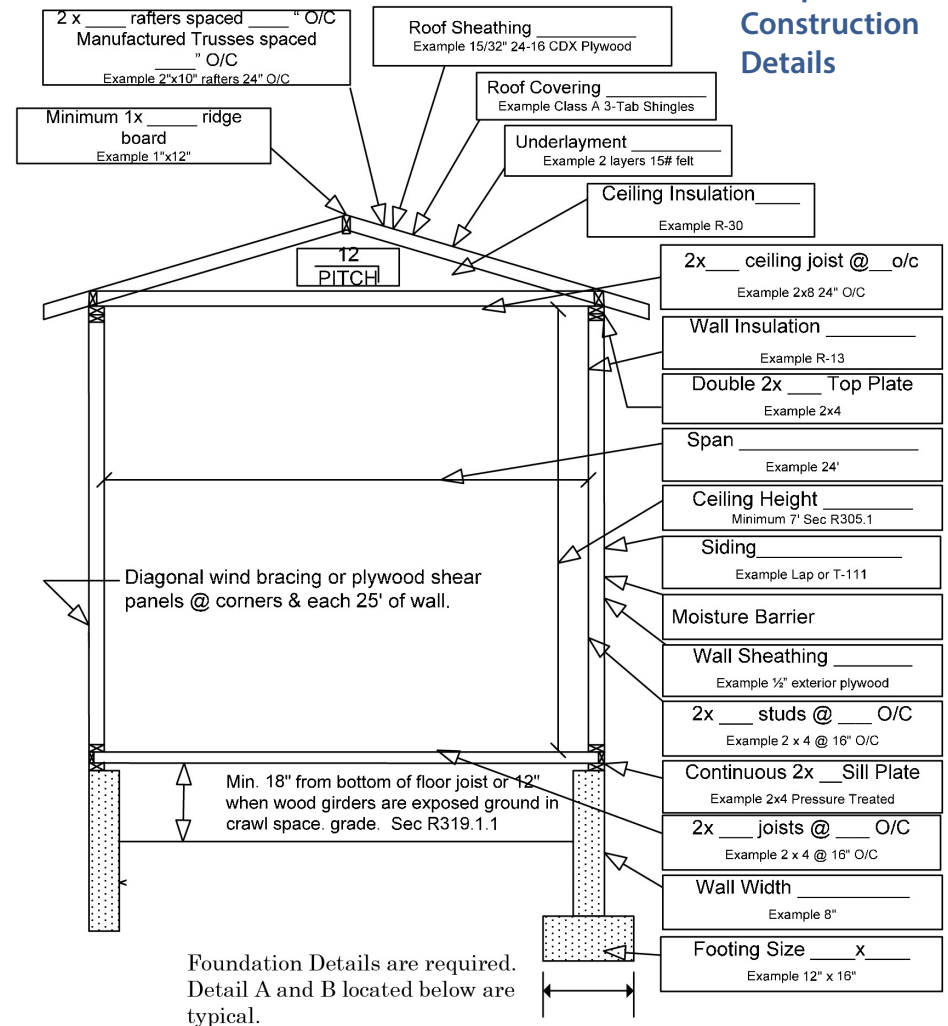
SIDE AND REAR YARD SETBACKS

An accessory structure shall be set back a minimum of 5 feet from the side or rear lot line. A garage shall be set back a minimum 20 feet from a lot line abutting a street or alley where the driveway takes access.

Permanent buildings cannot be located on any easement or city right-of-way.



Sample Construction Details



BUILDING REQUIREMENTS

All accessory structures shall be fastened to the ground to prevent uplift and sliding action from wind sources.

The owner/contractor must provide on-site verification of setbacks by locating property corners as necessary for all buildings.

Garages or accessory buildings within 6'0" of a dwelling shall be protected with materials approved for one (1) hour fire resistive construction.