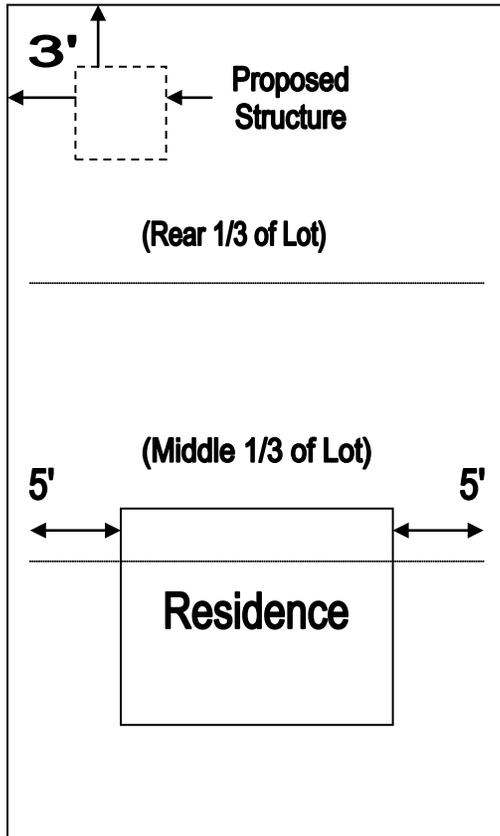


Example Plot Plan

40-Foot Lot



Note: If your lot exceeds 60' in width the setbacks from both side property lines must be 9' for the principal structure. If your lot is a corner lot-setback on the street side it must be 9' from the property line for all structures.

Accessory Building

City of South St. Paul



City of South St. Paul

Permit & Inspections Department
125 3rd Avenue North
South St. Paul, MN 55075

Phone: 651-554-3220
Fax: 651-554-3211
www.southstpaul.org

ACCESSORY BUILDING CHECKLIST

A building permit is required if the structure is over 200 square feet. When applying for a permit, construction plans and a plot plan are required. (A plot plan is needed to check the setbacks.) Listed below are the requirements that must be met for accessory buildings.

Requirements:

- ❑ **Size:** A permit is required if the structure is over 200 square feet. A Conditional Use permit is also required.
- ❑ **Allowable Use:** Tool sheds and playhouses are allowable uses in a Residential Zone.
- ❑ **Setbacks in a Residential Zone:** All structures, regardless of size, must meet the required setbacks. The below listed setbacks are for 40' lots, if your lot is wider than 40' or on a corner lot please call for setback information. Fire rated walls may be required for sheds less than 5' from your property line.

Rear 1/3 of Lot – 3 feet off of the rear and side property lines.

Middle 1/3 of Lot – 5 feet off of side property line and cannot extend past front of house.

- ❑ **Height:** The height cannot exceed 12 feet.
- ❑ **Minimum Clearance:** The minimum distance between the principal building and a detached accessory building shall be 6 feet or more. 10 feet would be required to eliminate a fire wall requirement.

Additional Information:

- ❑ Exterior color of structure must match existing house or be of earth tone colors.
- ❑ Siding and roofing must be of an approved type.
- ❑ All structures require a surfaced floor.
- ❑ Only one such structure per lot shall be permitted.
- ❑ No accessory building or structure shall be used for living purposes or as a dwelling unit.
- ❑ The minimum setback from the rear street of a through lot shall be 30 feet.
- ❑ The required setbacks shall apply to all types of corner lots and accessory buildings shall adhere to any front or side yard setbacks as may be applicable to any principal building on such lots from both streets.

Items listed in this brochure are intended for informational purposes, further building and/or zoning code guidelines or restrictions may be applicable.

WHERE DO I OBTAIN A PERMIT?

Building Inspections, 2nd Floor
City of South St. Paul
125 3rd Avenue North
South St. Paul, MN 55075

QUESTIONS?

Please contact our office between the hours of 8:00 a.m. and 4:30 p.m. at 651-554-3220.

