



# RESIDENTIAL GARAGES/SHEDS



Attached and detached garages and detached sheds are classified as accessory buildings and the size, height and location of such are regulated by the Zoning Ordinance. Permits are required for most garages and sheds, please call the Building Department at 763-494-6060 for more information or go to their website at <http://maplegrovern.gov/departments/building/how-to-handouts>.

## Height of detached accessory buildings.

- Residential accessory detached buildings, including, but not limited to, garages, shall not exceed 15 feet in height as measured from the mean ground level to the highest point of the roof. There are no restrictions for R-A District 'Farm' properties.

## Location of detached accessory buildings.

- Residential accessory detached buildings shall be located a minimum of five feet from all lot lines and shall not be located within a utility easement, whichever is greater, or the required 'front' or 'side' yards. If a property is abutting a lake, a minimum rear setback of 75' from the lake is required. There may be exceptions to this—call the Community Development Department for more information. Buildings not related to farming in the R-A District have to meet the district setback requirements.

## Size of detached accessory buildings.

- R-A District 'Farm' uses: No limit, provided the buildings are farming and agriculturally-related.
- R-A District 'Non-Farm' uses:
  - On parcels less than 10 acres: 1,000 square feet maximum.\*
  - On parcels 10+ acres: Up to a maximum of 2,150 square feet. If any other accessory building (attached or detached) exists or is planned, that area is subtracted from the 2,150 square feet.
- \*If two detached accessory buildings are constructed, one must be no larger than 150 square feet.
- R-1, R-2 and \*R-3 Districts: Total per lot allowance is 1,254 square feet. Of that, no individual detached structure shall exceed 1,000 square feet. This 1,000 square-foot limit also applies to any attached garage, and any such area is subtracted from the total of 1,254 square feet. If there are 2 detached accessory structures, one must be no larger than 150 square feet.
- R-4 and R-5 Districts: Subject to and regulated by the site plan review procedure.

\*Attached garages and detached buildings for two-family dwellings in the R-3 District shall be limited to 700 square feet per unit.

## Quantity of detached accessory buildings:

- R-A District 'Farm' uses: No limit.
- R-1, R-2 and R-3 Districts: Maximum of two (2). Maximum of one (1) if for a two-family dwelling unit in an R-3 District.