

Subd. 2. Accessory Structures.

A. General Provisions. The following provisions shall apply to all residential accessory structures:

1. Accessory farm buildings shall not be erected within 50 feet of a neighboring property.

Source: Ord. 76, SS

2. Detached accessory structures shall be located in the side or rear yards except as herein provided.

Source: Ord 76, SS

3. (Repealed)

Source: Ord 76, SS

4. Accessory structures in the Urban Service Area shall not exceed the height of the principal structure.

Source: Ord 76, SS

5. A detached accessory structure shall not be constructed on any lot prior to the time of issuance of a building permit for the principal building.

Source: Ord 76, SS

6. An accessory structure shall be attached to and made structurally part of the principal building, if it is within three (3) feet, eave to eave, of the principal structure. Detached accessory structures located within five (5) feet of the principal structure shall be considered to be attached to the principal structure with respect to determining setbacks from property lines.

Source: Ord 76, SS

7. (Repealed)

Source: Ord 76, SS

Source: Ord 38-F

8. All detached accessory structures shall have a minimum roof slope of at least 4:12, with at least a one (1) foot overhang.

Source: Ord 76, SS

9. All detached accessory structures constructed in the Urban Service Area shall be similar in design and exterior finish material as the principal structure. Detached accessory structures constructed in the Rural Service Area shall be similar in design and exterior finish as the principal structure or may be constructed with baked enamel siding. Galvanized siding shall not be a permitted building material within either the Urban or Rural Service Area.

Source: Ord 76, SS

10. Accessory structures shall not be constructed or placed in a drainage or utility easement.

Source: Ord 76, SS

11. In conjunction with the issuance of a building permit for a detached accessory structure in the Rural Service Area, the property owner shall execute a home occupation awareness form. Said form shall certify that the detached accessory structure and the premises on which it is located, will not be used for the purpose of a Home Occupation without first obtaining the required approvals.

Source: Ord 76, SS

12. In conjunction with the construction of an agricultural accessory structure, the property owner shall execute an agricultural structure awareness form. Said form shall certify that the accessory structure and the premises shall only be used for agricultural purposes.

Source: Ord 76, SS

B. Size Limitation.

1. In the Urban Service Area, attached accessory structures shall not exceed 840 square feet in size, except that the maximum square footage can be increased to 1,000 square feet, provided that the accessory structure size does not exceed 80% of the foundation foot print of the principal structure. All new and relocated single-family homes shall be constructed with an accessory structure. Said accessory structure shall have a minimum floor area of at least 440 square feet. Properties within the Urban Service Area may have one detached accessory structure, not to exceed 200 square feet in size, in addition to an attached accessory structure. Properties with an existing detached accessory structure that serves as the primary accessory structure for the property are subject to the same size limitations as that of structure with an attached accessory structure, including the provision of one additional detached accessory structure, not to exceed 200 square feet in size. Properties with detached accessory

structures that subsequently construct an attached accessory structure, shall deduct the square footage of the detached structure from the allowable square footage, less 200 square feet.

Source: Ord 76, SS

Source: Ordinance No. 12

2. In the Rural Service Area, attached accessory structures shall not exceed 840 square feet in size, except that the maximum square footage can be increased to 1,000 square feet, provided that the accessory structure size does not exceed 80% of the foundation foot print of the principal structure. Detached accessory structures shall be limited as follows:

<u>LOT SIZE</u>	<u>ACCESSORY STRUCTURE LIMITS</u>
1) less than 1 acre	Total detached square footage: 600 Maximum number of detached buildings: 1 NO POLE BUILDINGS ARE ALLOWED Maximum sidewall height: 10 feet
2) 1 acre but less than 2 ½ acres	Total detached square footage: 1,200 Maximum number of detached buildings: 1 POLE BUILDINGS ARE ALLOWED Maximum sidewall height: 12 feet
3) 2-1/2 but less than 5 acres	Total detached square footage: 1,500 Maximum number of detached buildings: 2 POLE BUILDINGS ARE ALLOWED Maximum sidewall height: 14 feet
4) 5 acres but less than 10 acres	Total detached square footage: 4,000 Maximum number of detached buildings: 2 POLE BUILDINGS ARE ALLOWED Maximum sidewall height: 16 feet
5) 10 acres and larger	Total detached square footage: 5,000 maximum number of detached buildings: 2 POLE BUILDINGS ARE ALLOWED Maximum sidewall height: 18 feet

Source: Ord 76, SS

3. Setbacks from property lines for detached accessory structures shall be as follows:

RURAL SERVICE AREA

- 1) Less than 1 acre 25 feet from the side and rear property line.
- 2) 1 acre and larger 25 feet from the side and rear property line.

URBAN SERVICE AREA

- 1) All lots 5 feet from the side property line and 10 feet from the rear property line.
- 2) Double frontage Lots Detached accessory structures may be located 10 feet from the property line abutting a collector or arterial street, provided the home does not front on the collector or arterial street.

Source: Ord 76, SS

4. All detached accessory structures in the Rural Service Area shall be placed no closer to the front property line than the principal structure, except when the principal structure has a front yard setback of at least 150 feet. The detached accessory structure may be located closer to the front property line than the principal structure, but shall maintain at least a 75 foot front yard setback off of a City street and a 100 foot front yard setback off of a County or State road.

Source: Ord 76, SS

5. (Repealed)

Source: Ord 76, SS

6. (Repealed)

Source: Ord 76, SS

Source: Ordinance No. 38-N