



RESIDENTIAL ACCESSORY STRUCTURES

1685 CROSSTOWN BOULEVARD NW, ANDOVER, MINNESOTA 55304 • (763) 755-8700 • FAX (763) 755-8923 • WWW.ANDOVERMN.GOV

Building permits are required for accessory structures exceeding 1 story or 200 sq. ft. floor area.

SUBMITTALS REQUIRED FOR PERMIT

- Building Permit Application** Separate electrical, plumbing and mechanical permits are required.
Forms available online: [Plumbing Permit Application](#) [Electrical Permit Application](#) [Mechanical Permit Application](#)
- Certificate of Survey or an accurate, dimensioned Site Plan showing the proposed accessory structure.**

- Two (2) copies of construction plans showing proposed designs and materials.**

Drawings should be drawn to scale on paper and may include:

- **Site Plan** – showing parcel dimensions and locations of existing and proposed structure (s)
- **Foundation Plan** – describing dimensions and locations of footings and foundations; foundation materials, reinforcements, and foundation anchor types and locations.
- **Floor Plan** – describing building area uses; dimensions and locations of walls, windows and doors; and various structural details.
- **Elevations** – front, back and side views of the building, describing building height, exterior wall and roof finishes, and opening locations including windows and doors.
- **Cross Sections** – describing structural details for footings, foundations, walls, ceilings and roofs; provide material descriptions for joists, rafters, beams, headers, manufactured trusses, etc.

Additional permit submittals and separate permits are required for electrical, plumbing and heating work.

ZONING SETBACKS & LOCATIONS

The Zoning Code requires accessory structures to be setback, away from property lines:

ZONING DISTRICT ¹	Yard Setbacks			
	Front ²	Side Fronting on a Public Street	Side	Rear
R-1 ⁷	40	40	5	5
R-2	40 ³	40	5	5
R-3	35 ³	35	5	5
R-4	35 ³	35	5	5
R-5 / PUD Planned Unit Development	Varies by PUD	Varies by PUD	Varies by PUD	Varies by PUD

NOTES:

- ¹ City Code 12-6-5 provides accessory building setbacks to accommodate future streets and county roads:
 - Where adjacent to a county road, minimum setback to property line is 50' in R-1, R-2, and R-3; and forty (40) feet in R-4.
 - Where the county road or arterial street right-of-way is less than 120', assume a 60' right-of-way on each side of the road centerline.
 - Where less than the minimum road right-of-way required by City Code 11-3-3 exists, measure setbacks from an assumed full-width right of way.
- ² On residential parcels 1 acre or more, if the accessory structure is closer to the front lot line than the residence, the front yard setback is 60'.
- ³ Accessory structures may not occupy more than 25% of a required rear yard.
- ⁵ For corner lots adjacent to cul-de-sac lots, the side or rear yard setback is the same distance as the principal structure is setback.
- ⁶ In R-2, R-3 and R-4 District, front yard setback averaging to existing, adjoining buildings shall apply, per City Code 12-5-1.
- ⁷ Animal Enclosures: Enclosed accessory structures for animals must be maintained at least 100' from a residence; and open animal enclosures must be maintained at least 50' from a residence.

Accessory structures must not be installed in or over drainage, utility and other public easements.

ALLOWABLE ACCESSORY STRUCTURE USES

Accessory structures may not be constructed prior to construction of the principal use/structure. For example, in a residential zoning district the residence is the principal use and structure, and a storage building is an accessory use. If a new residence will be constructed with a detached garage, both structures may be included in the same building permit.

HOME OCCUPATIONS : Accessory structures may be used for home occupations only subject to a conditional use permit. (See: City Code 12-9-3)

ACCESSORY STRUCTURE AREA

The maximum allowable accessory structure area varies according to parcel size and zoning:

LAND DESCRIPTION	MAXIMUM ACCESSORY STRUCTURE AREA
<p>Parcels Zoned R-4 or Less Than 1 Acre</p>	<ul style="list-style-type: none"> 1,200 Square Feet Total - Attached Plus Detached; <u>Detached</u> Must Not Exceed 50% of the Residential Footprint Area - <u>Excluding Attached Accessory Structure</u>
<p>Rural Residential Parcels Greater Than 1 Acre and Less Than 5 Acres</p>	<ul style="list-style-type: none"> Total Area of Land Covered by the Footprint of the Residence, <u>Excluding Attached Accessory Structure</u>
<p>Parcels Larger Than 5 Acres</p>	<ul style="list-style-type: none"> Combined Building Areas Must Not Exceed 20% of Parcel Area

ACCESSORY STRUCTURE HEIGHT

Accessory structures must not exceed the height of the principal structure, and in the R-4 District the average height of the highest roof or gable must not exceed 15'-0".

EXTERIOR FINISHES AND DESIGN

To preserve residential neighborhood aesthetics and property values, accessory structures must be located and designed to be architecturally compatible with the principal structure/use and the neighborhood. Where located: closer than the principal structure to a property line fronting on a public right of way; or, within the MUSA Boundary; or, on any lot of less than two and one-half (2.5) acres, then an accessory structure must be designed to be architectural compatible with the exterior design elements and finishes of the principal structure, use and neighborhood.

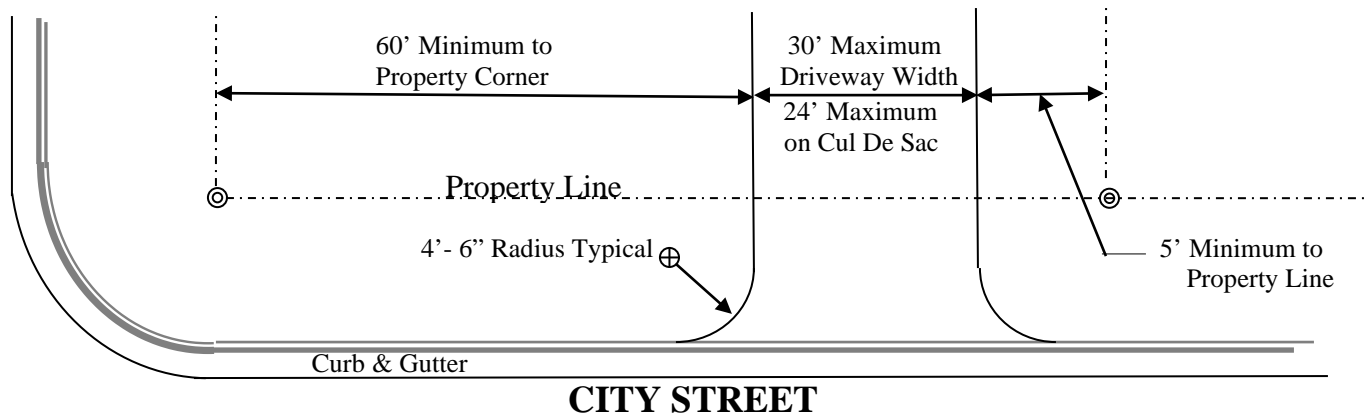
Architectural features may include:

- roof pitch (minimum 4:12 required), soffits, gables, dormers,
- fenestration (placement of windows/doors);
- exterior finish colors and textures consistent with or complementary to the principal structure;
- decorative exterior finishes, siding, wainscot and veneers (brick, stone, stucco, EFIS, etc.),
- decorative lighting, and
- landscaping.

Plain galvanized and unpainted sheet metal is allowed only for true agricultural sheds.

ACCESS / CURB CUTS / DRIVEWAYS

Each parcel is allowed one curb cut/driveway access. No additional residential accessory curb cut/driveway access is allowed unless approved by the City Engineer.



INSPECTIONS

BUILDING INSPECTIONS:

The following inspections must be requested during construction:

- ✓ **Site/Location & Footing Inspection** – Prior to placement of concrete.
- ✓ **Framing** – Prior to concealing the structural frame of the building.
- ✓ **Final** – Upon completion of the accessory structure.

Additional inspections may be required for separate permits issued for electrical, plumbing and heating work.

Please call (763) 755 – 8700 to schedule an inspection. Please have your address and permit number available.

CONSTRUCTION RECOMMENDATIONS

FOOTINGS & FOUNDATIONS

The foundation for a one-story detached garage or shed up to 1,000 square feet in area may be a floating slab or other approved foundation on soil that is free of organic material. Concrete having a 3,500 lb. strength and air entrainment should be specified. For a detached garage or shed exceeding one-story or 1,000 square feet in area, a frost protected footing/foundation is required. Where attached to or serving a building with a frost foundation, accessory structure footings must extend at least 42” below grade or provide equal frost protection. Some detached accessory structures may be constructed without frost resistant foundations (slab-on-grade); however, where building area, soils or other factors might cause structural issues, a frost foundation may be required. Post and beam structures with posts extending to frost depth are allowed. Where a post and beam structure is used, post footings must extend to at least 42” below grade and provide sufficient load bearing area – typically 12” to 24” in diameter. At least 8” of cast-in-place concrete must be placed at the bottom of each footing.

LOAD-BEARING VALUES OF UNDISTURBED SOILS

CLASS OF MATERIAL	LOAD-BEARING CAPACITY (Lbs. per square foot)
Sandy gravel and/or gravel	3,000
Sand, silty sand, clayey sand, silty gravel and clayey gravel	2,000
Clay, sandy clay, silty clay, clayey silt, silt and sandy silt	1,500

Concrete slabs must be a minimum thickness of 3 ½ inches. Normally, the perimeter of the slab is thickened 8" to 12" for a 12" width around the perimeter. Within the thickened perimeter of the slab, two #4 (½") rebar should be installed to be continuous around the perimeter. If the slab rests on fill, it should be reinforced with 6"x 6" / 10 - 10 welded wire mesh. Splices must be lapped 6". It is highly recommended that reinforcing bars be laid 4 feet on center each way with minimum 10 inch lap at splices.

FLOOR DRAINS

Garage floors must be sloped to drain toward the overhead door/s or a floor drain may be installed. **If a floor drain is installed, it must be installed as a dry-pan drain (without a trap) and not connected to sanitary sewer.** A 4" PVC or ABS pipe is recommended to avoid obstruction Slope the pipe to a daylight drain outside the building, allowing the water to flow onto the yard.

LUMBER & CONVENTIONAL CONSTRUCTION DETAILS

Lumber exposed to weather, within 6" of exterior grade or in contact with soil, concrete or masonry must be naturally resistant or treated to resist rot. Wood that is to be used underground must be pressure-preservative treated (.60 AC2 or approved equal). Where treated lumber is cut or drilled, the exposed surface must be thoroughly field treated with a wood preservative containing copper naphthenate – available at most home improvement and paint stores.

Bottom Plate: One treated 2"x 4" or 2"x 6" anchored by approved strap anchors or ½" foundation anchor bolts, with washer and nut spaced not more than 6 feet on center, and not more than 1 foot from each corner or end of plate on all sides of the structure.

Studs: 2"x 4" or 2"x 6" studs spaced 16" or 24" on center, with three studs at exterior corners.

Top Plate: Two 2"x 4"s or two 2"x 6"s lapped at corners and overlapped at least 32" at splices.

Wall Sheathing: Panel sheathing (plywood, oriented strand board or other approved sheathing).

Weather Resistive Exterior Walls: Siding, stucco, brick or other weather resistive exterior wall covering.

Windows and Doors: Doors providing direct access from accessory structures to dwellings must be honeycomb core steel, wood 1 3/8" solid core or 20 minute fire rated. Such doors must be self-closing and latching. Safety glass must be installed where subject to the possibility of human impact.

Headers: Headers must have at least a 2" x 4" or 2"x 6" trimmer stud under each end. Headers over doors and windows must be of the following minimum sizes for walls bearing roofs:

<u>FOR OPENING WIDTH</u>	<u>MINIMUM LUMBER HEADER SIZE</u>
Not over 4 ft	2 – 2 x 6
Not over 6 ft	2 – 2 x 8
Not over 8	2 - 2 x 10
Not over 10 f	2 - 2 x 12
Not over 12	2 - 2 x 14
Not over 14 ft	3 - 2 x 12 or 3 - 2 x 14
Over 14 ft - Manufactured and Engineered Beams (LVL/Paralam or equal) are Recommended	

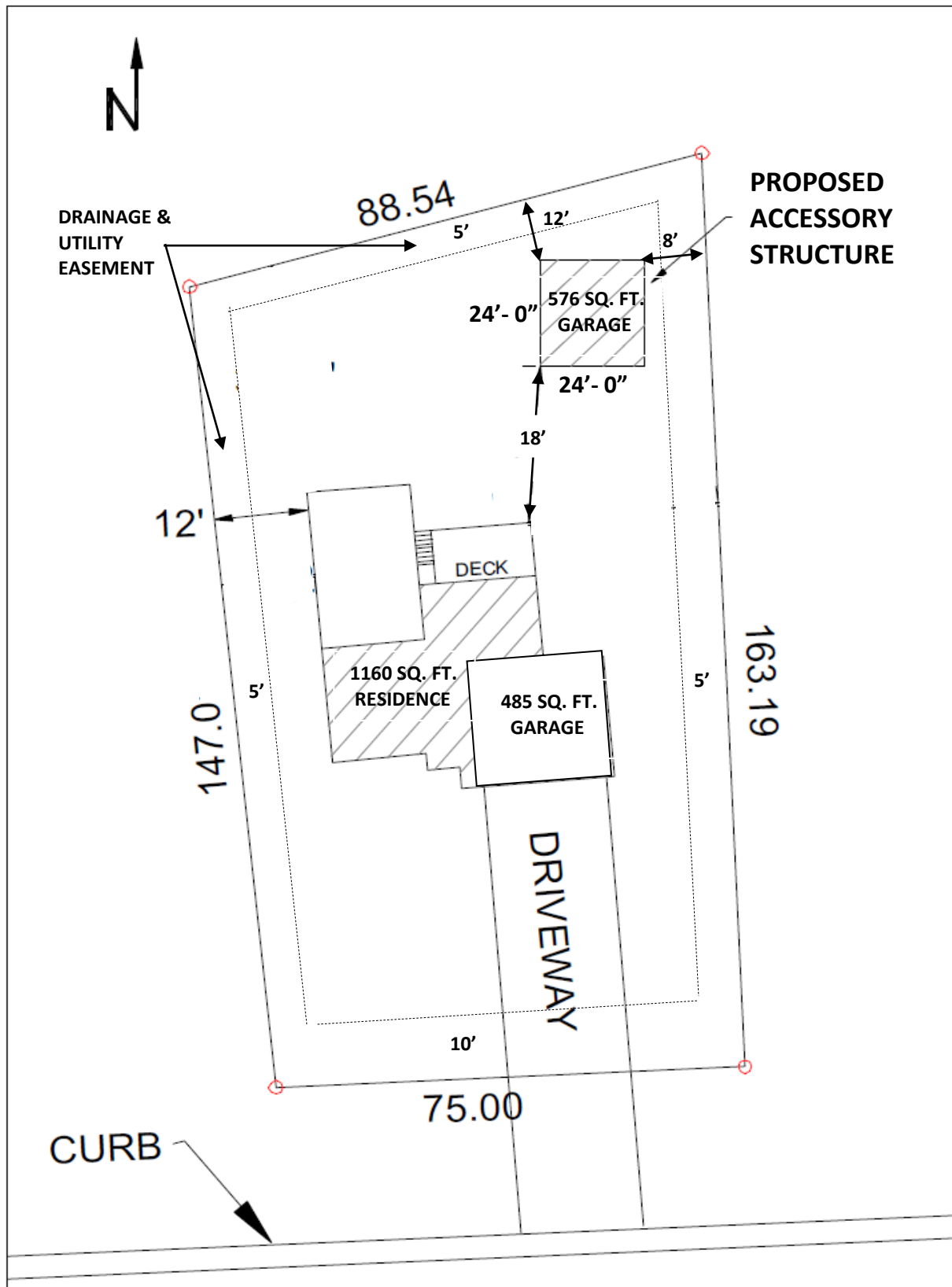
To stiffen dimension lumber headers, install ½" or ¾" plywood between the lumber with the face grain of the plywood running parallel with the direction of the beam. Glue and nail thoroughly.

Rafters: Manufactured roof trusses are highly recommended. If hand framed rafters are being used, the size of the rafter is determined by the rafter spacing and the rafter span. Lumber used in construction of rafters must be at least 2" x 4" in dimension.

Roof Sheathing: Roof sheathing must consist of 1" nominal thickness boards or of plywood, OSB or other span rated sheathing.

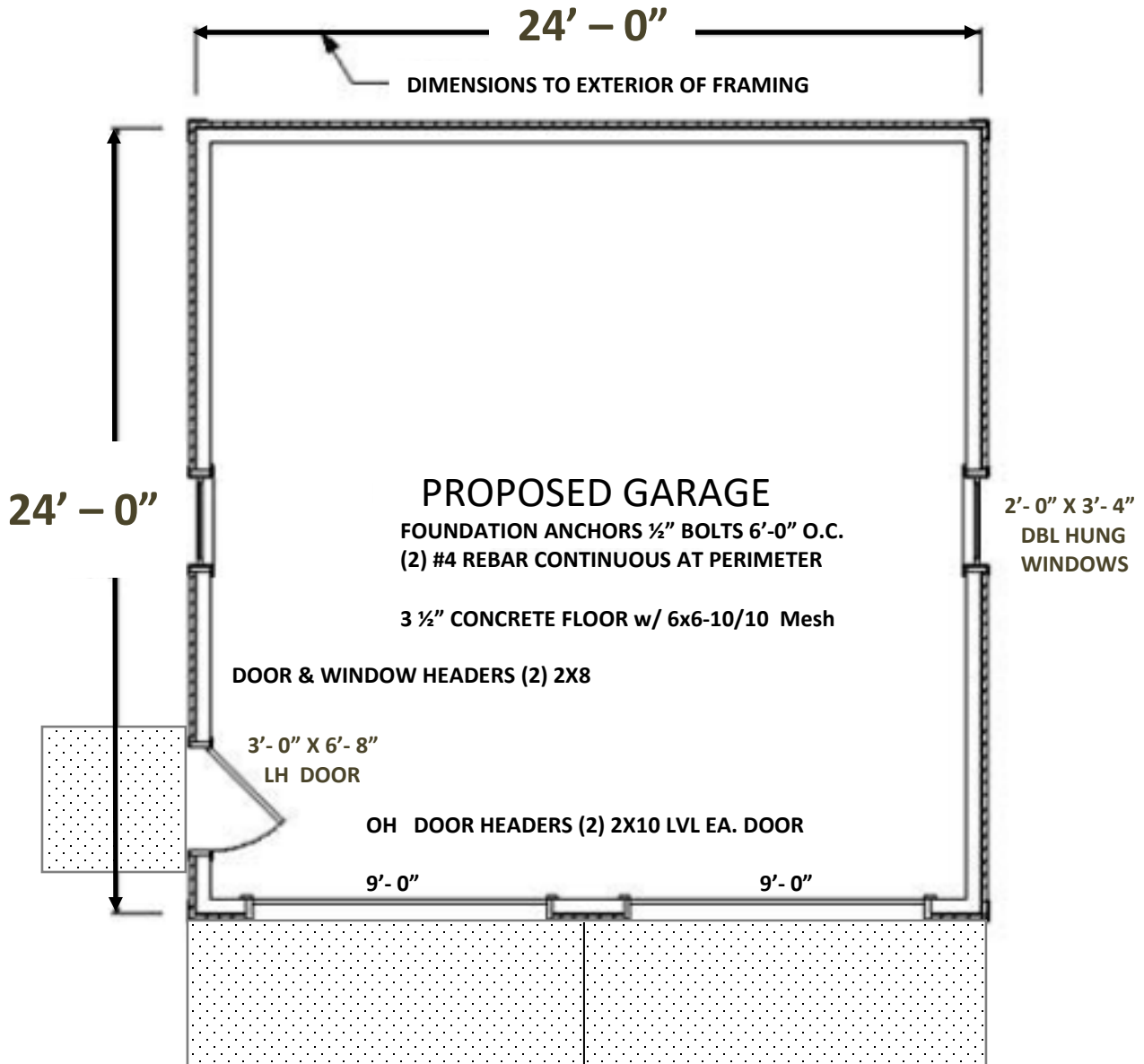
Shingles: Specify the type of roof covering to be used (i.e. asphalt composition shingles, wood shingles or other) including underlayments.

EXAMPLE SITE PLAN

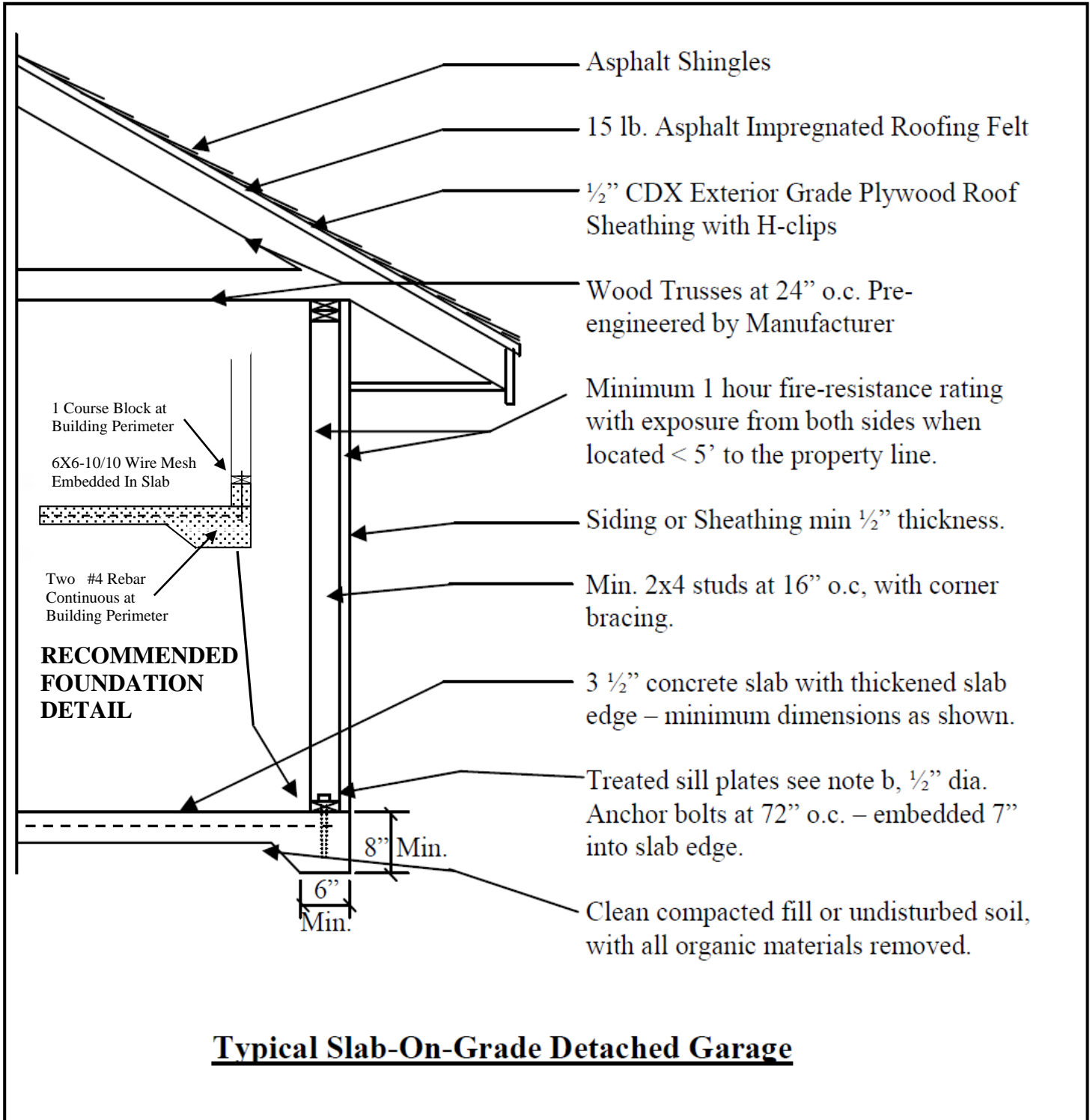


123 Long Street Northwest

EXAMPLE FLOOR PLAN



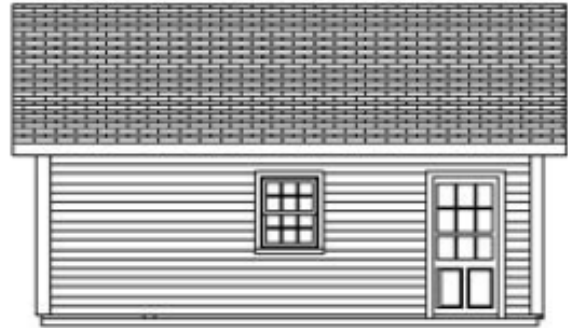
EXAMPLE BUILDING CROSS SECTION



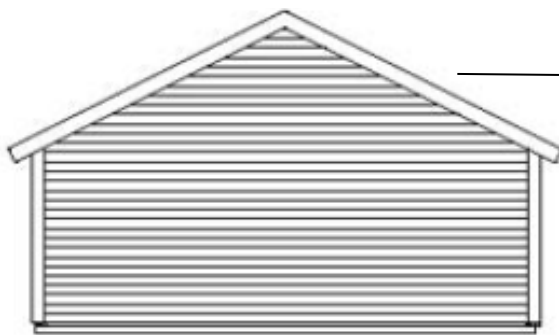
EXAMPLE BUILDING ELEVATIONS



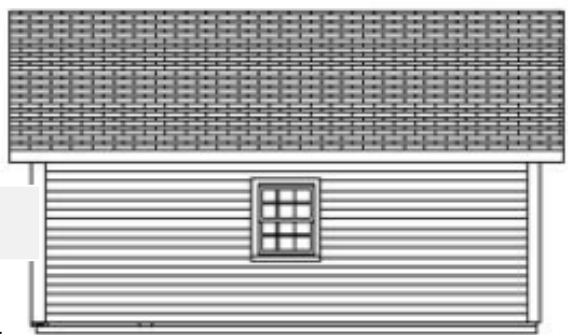
FRONT



LEFT



REAR



RIGHT

12' - 6"