

## **1001.07 ACCESSORY BUILDINGS**

**Subd. 1. Attached Accessory Buildings.** In case an accessory building is attached to the main building, it shall be made structurally a part of the main building and shall comply in all respects with the requirements of this chapter applicable to the main building. An accessory building, unless attached to and made a part of the main building, shall not be closer than five feet to the main building, except as otherwise provided in this section.

**Subd. 2. Building Type and Standards.** Architectural details for accessory buildings are to be the same or similar as for the principal building as determined by the City Council, based upon (but not limited to) the following criteria:

- A. Roof pitch orientation and slop.
- B. Building material.
- <sup>17</sup> C. Exterior color.

**Subd. 3.** (reserved)

**Subd. 4. Residential Accessory Buildings.** Detached accessory buildings in residential districts shall conform to the following additional regulations as to their locations upon the lot.

- A. Accessory building(s) shall not encroach on required front or side yards in any district. In addition, no accessory building shall be placed in front of the front line of principal buildings.
- B. Accessory buildings may encroach on rear yards to a distance equal to ½ the required rear yard setback, except when the rear lot line abuts a public street.
- C. When a lot in a C-0, C-1, C-2, C-3, or I-1 district abuts a residential district, the yard requirement for the lot on the abutting residential yards shall be modified as follows: The size of the yard shall conform to the regulation of the abutting districts which results in the largest yard.
- D. Every building hereafter erected or moved shall be on a lot adjacent to a public street, or with access to an approved private street, and all structures shall be so located on lots as to provide safe and convenient access for servicing, fire protection and required off-street parking.

- E. **Building Size.** A detached accessory building shall not occupy more than 25 percent of the area of any rear yard, nor may it be larger than 1,000 square feet, whichever is less. The area regulations in this subdivision may be exceeded by approval of a conditional use permit in accordance with Section 1001.07, Subd. 04.G. of this Chapter.
- F. **Building Height.** Detached accessory buildings shall not exceed one story or 12 feet in height. The height limitations may be exceeded by approval of a conditional use permit in accordance with Section 1001.07, Subd. 4.G. of this Chapter.
- G. **Conditional Use Permits.** Applications for a conditional use permit under this Section shall be regulated by Section 1001.03, Subd. 5 of this Chapter. Such applications are subject to the following conditions:
  - 1. The area of the accessory building is not larger than the gross floor area of the principal building.
  - 2. The height of the accessory building shall not exceed that of the principal building.
  - 3. There is a demonstrated need for the building area or height increase and the accessory building has an evident re-use or function related to the principal use.
  - 17 4. The accessory is of a scale and design that is compatible with the character of the property or neighborhood in which it is located.

<sup>7</sup> **Subd. 5. Other Uses.** Except as otherwise noted, accessory buildings and uses for all principal uses other than residential uses shall conform to the setback requirements specified for the respective zoning district in which they are located.