



Residential Accessory Building Guidelines

7071 University Ave NE, Fridley, MN 55432

Planning Division: 763-572-3592

Building Division: 763-572-3604

BuildingInspections@FridleyMN.gov | FridleyMN.gov

Before you begin, be sure to consult the full listing of Accessory Building Regulations by clicking on link below.

Fridley Municipal Code [621.04 Accessory Structure](#)

Residential Accessory Building FAQ

WHAT IS AN ACCESSORY BUILDING? Garage, shed, workshop, playhouse, and gazebo are good examples - i.e.; a subordinate building, which is located on the same lot as the principal building and is incidental to the residential use of the property.

There are 2 categories:

- a. **Detached:** not connected to the primary living structure.
- b. **Attached:** connected to the primary living structure.



DO I NEED A PERMIT? COST?

200 SQF AND UNDER - If the building is under 200 sq. ft. in size, apply online for a **Zoning Permit** - cost is \$0.

OVER 200 SQF – apply online for a **Building Permit** – cost is calculated by size.

HOW TO PULL A PERMIT

Property owners, or contractors on their behalf, wishing to construct or place a shed must first apply for and obtain a Zoning or Building Permit from the City (as described above), which is done online. When ready to apply, go to: FridleyMN.gov/Zoning

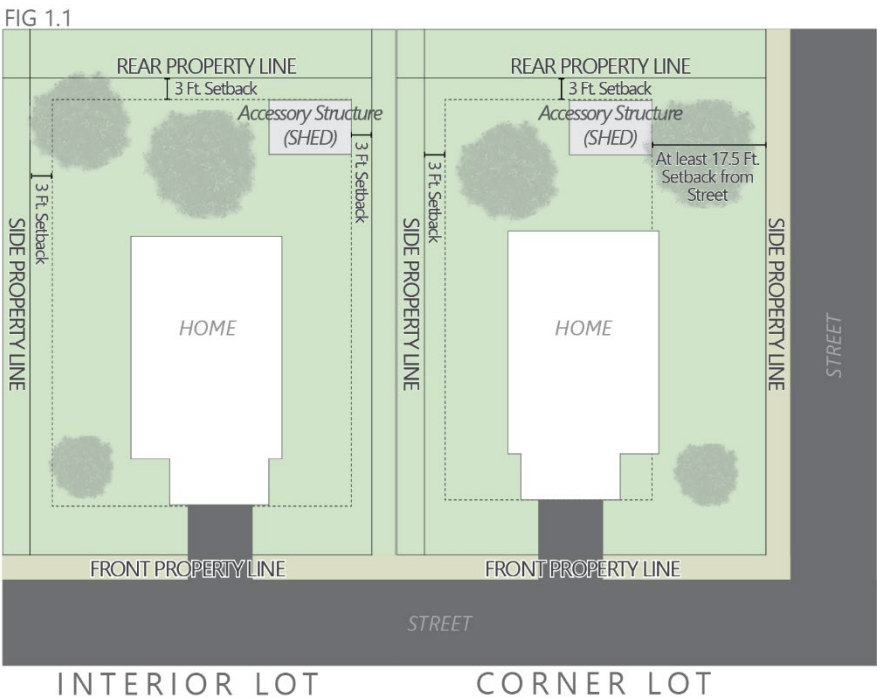
DOES IT MATTER WHAT MY STRUCTURE LOOKS LIKE? Yes. Your structure must be architecturally compatible with the existing house and finished with complementary siding and color scheme.

WHAT DOES “SETBACK” MEAN? Setback is the distance between the nearest point of a structure and the property line. This area must remain open and free from obstructions. See Figure 1.1 on next page.

WHERE IN MY YARD ARE ACCESSORY STRUCTURES ALLOWED? Side or rear yard only.

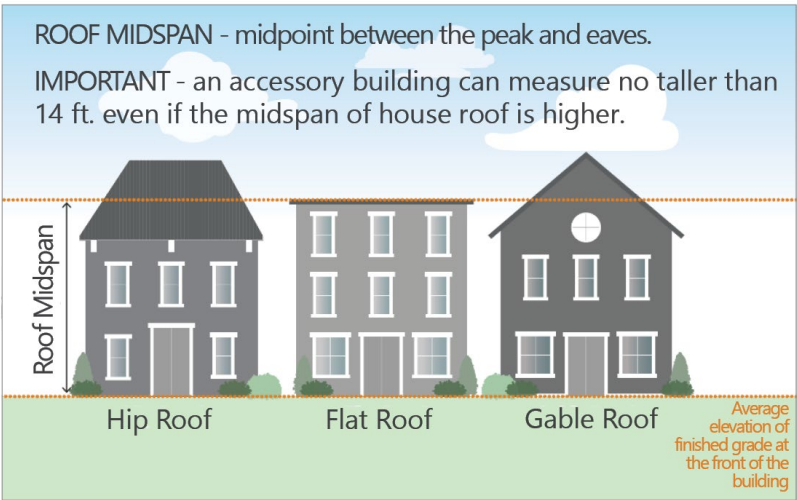
CAN I PUT IT ANYWHERE IN MY SIDE OR REAR YARD? No, you can't – reason is to ensure there is adequate access and spacing.

- Detached accessory buildings located in the rear yard must be setback at least 3 feet from a side or rear lot line, or off any easement, whichever distance is greater.
- Attached accessory buildings located in the side yard must be at least 5 feet from any side yard lot line.
- Accessory buildings on a corner lot must be setback 17.5 feet from the side yard property line and setback 25 feet if the accessory building has a door that opens towards the street, unless in the R-H or O-4 Zoning Districts.



Maximum Size & Height Guidelines

- No accessory building is allowed to exceed the size of the principal building.
- All roofed structures, including the main house and all accessory structures, cannot exceed 25% lot coverage.
- Non-habitable accessory buildings cannot exceed the height of the principal building (house), and the maximum height of the building must not exceed 14 feet.
- Habitable accessory buildings – known as Accessory Dwelling Units (ADU) - have other, special requirements. Please see City of Fridley Municipal Code.



RESIDENTIAL LOTS 15,000 SQF OR LESS	RESIDENTIAL LOTS 15,001 SQF OR MORE
In addition to garage, 2 more accessory buildings.	In addition to garage, 3 more accessory buildings.
Max total footprint of all accessory buildings on a property is 1,500 sqf.	Max total footprint of all accessory buildings on a property is 2,000 sqf.
NOTE --- Each accessory building must be securely anchored to the ground by a foundation or using anchoring tie downs.	