



# Residential Accessory Building Guidelines

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***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](http://FridleyMN.gov/Zoning)

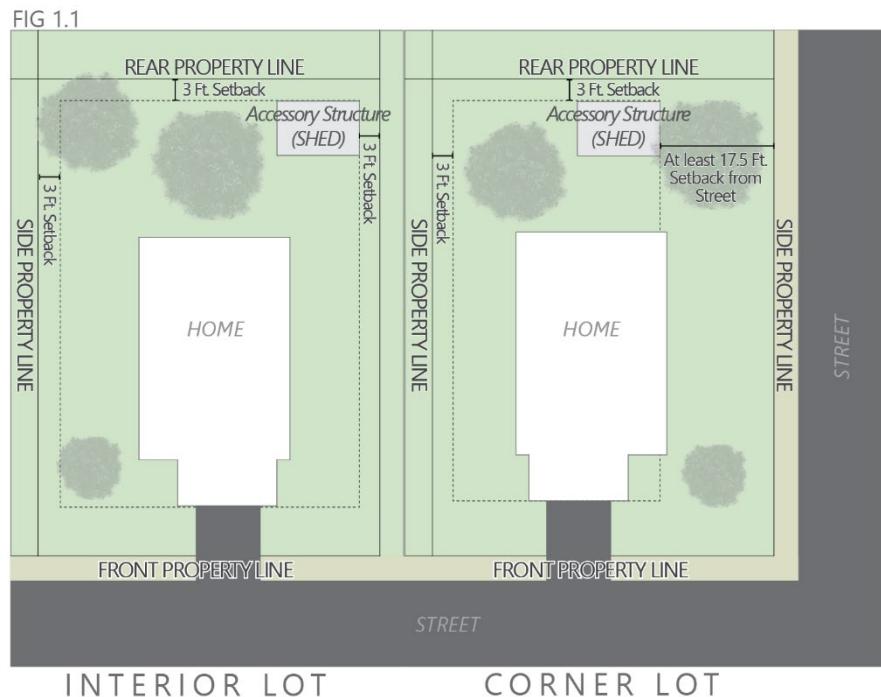
**DOES IT MATTER WHAT MY STRUCTURE LOOKS LIKE?** Yes. Your structure must be architecturally compatible with the existing house and finished with complementary siding and color scheme.

**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.

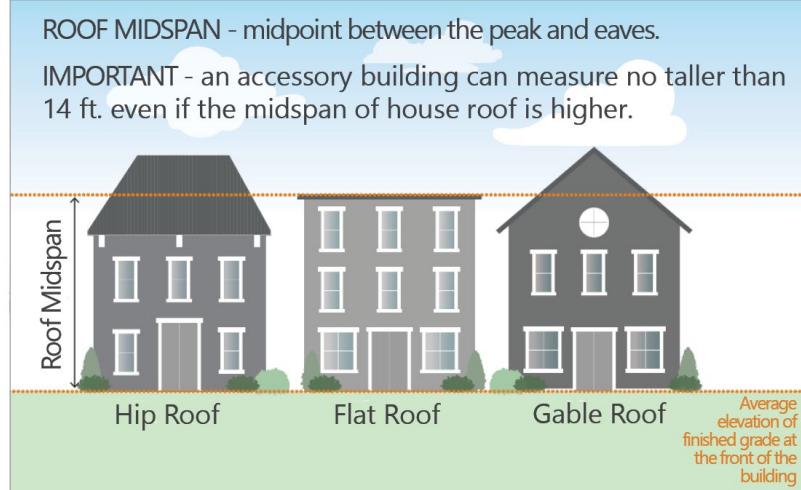
**CAN I PUT IT ANYWHERE IN MY SIDE OR REAR YARD?** No, you can't – reason is to ensure there is adequate access and spacing.

- 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.
<b>NOTE ---</b> Each accessory building must be securely anchored to the ground by a foundation or using anchoring tie downs.	