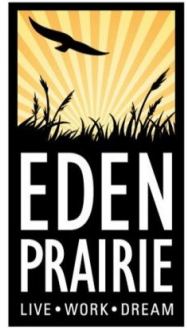


# Accessory Structure Worksheet



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**What is an accessory structure?** Examples include an attached garage, detached garages, shed, out building, water oriented accessory structure (a shed used only for storage related boating and water-oriented sporting equipment near water body), swing sets, play structures, pools, sport courts, permanent fire pits, barns, tennis courts, playhouses, permanent trampolines, or permanent hockey rinks.

## When is a building permit required?

Building permits are not required for detached accessory structures when size is 200 square feet or smaller.

## What is the maximum number of accessory structures I can have on my lot?

Eden Prairie does not have a maximum number of structures – instead, maximums are set by building square footage. The maximum square footage of accessory structures including attached garages may not exceed 7.5% of the total lot area.

**Size:** The size of a detached garage may be limited to 1,000 square feet based on the State Building Code. Check with Building Inspections (952-949-8342) regarding permitted size.

## IMPORTANT NOTES

- Accessory structures must meet the required front yard setback of the zoning district the building will be located.
- **Home occupation** - Home based businesses are not permitted within an accessory structure or garage. There shall be no storage of home occupation related equipment or supplies in an accessory structure or outside the dwelling.
- **Homeowner Association or Private Covenants and Agreements:** If your property is located in a development that has private covenants or agreements (Homeowners Association), check to make sure the proposed accessory structure is permitted.

***Disclaimer:** This Accessory Structure worksheet is only an informational tool to establish setback and size permitted in a zoning district. It is not a tool for approval of an accessory structure.*

## Property Address:

Accessory Structure Setbacks	Calculations
Zoning Classification (attained from Eden Prairie City Map)	
Lot size (attained from Eden Prairie City Map)	
Maximum square feet of attached and detached garages and all other accessory buildings on lot. The maximum coverage is 7.5% of the lot square feet. <i>Example 13,500 x .075 = 1,012 square feet.</i>	.075 or 7.5%
MINUS SQ. FT. OF EXISTING ATTACHED GARAGE	
MINUS SQ. FT. OF EXISTING DETACHED ACCESSORY BUILDINGS (use total of all buildings)	
TOTAL SQUARE FEET PERMITTED	

*Continued* →

## Accessory Structure Setback Information

ZONING DISTRICT	MAXIMUM HEIGHT	MINIMUM DISTANCE TO FRONT LOT LINE	MINIMUM DISTANCE TO SIDE LOT LINE	MINIMUM DISTANCE TO REAR LOT LINE
RURAL	30'	50' or greater	30'	30'
R1-44	15'	30' or greater	10'	10'
R1-22	15'	30' or greater	10'	10'
R1-13.5	15'	30' or greater	10'	10'
R1-9.5	15'	30' or greater	5'	5'
RM-6.5	15'	30' or greater	10'	10'
RM-2.5	15'	35' or greater	10'	10'

### Building Height

"Building Height" - the vertical distance from the grade plane to the highest point of the coping of the highest flat roof or to the deck line of the highest mansard roof or to the average height of the highest gable of a pitched or hipped roof.

Source: Ordinance No. 4-2017  
Effective Date: 3-30-2017  
Source: Ordinance No. 18-90  
Effective Date: 9-21-90

"Grade Plane" - A reference plane representing the average finished ground level adjoining the building at the exterior walls. Where the finished ground level slopes away from the exterior walls, the reference plane shall be established by the lowest points within the area between the building and the closest adjacent lot line or, where the closest adjacent lot line is more than 6 feet from the building, between the building and a point 6 feet from the building.

Source: Ordinance No. 4-2017

### Placement of Accessory Structure:

Placement next to another structure: Check with Building Inspections (952-949-8342) if you plan on placing the accessory structure next to another building as Fire Code may apply.

Placement in a drainage and utility easement: Not permitted.

Placement in a wetland: Not permitted. The structure may need to meet specific setbacks from a wetland. Check with the Water Resources Coordinator at 952-949-8327.

Placement in a Shoreland: The accessory structure must meet shoreland setbacks.

Grading/Land Alteration: Check with the City Engineering Department to determine if a Land Alteration Permit is required for the work anticipated at 952-949-8322.

Plumbing to accessory structure: It is difficult to determine if plumbing to an accessory structure is feasible without specific engineering plans. You will need to speak with Building Inspections to determine what type of information will be needed to assess if the accessory structure can support plumbing.