



CITY OF BUFFALO, MINNESOTA

# Building a Shed

(up to 200 square feet)

## BEFORE YOU PUT UP YOUR SHED, you should:

- Determine the size shed you would like to have. No permit is required unless the shed you want is 200 square feet or more. **Anything over 200 square feet requires a building permit.**
- Look for your property survey. Contact us if you don't have one, there's a good chance we have one in your parcel record!
- If you have your survey, locate your property irons. Property lines are the dark outer lines on the survey, and at these intersecting lines, there is an iron. **Note:** the City does NOT mark your property line. When you mark them, use the standard color: property is usually marked with pink spray paint or a pink flag. Irons can be buried 12"-18" but you can find them with the use of a metal detector.
- **Call Gopher One at 811 for a utility locate.** Please allow 2-3 days for each utility to do this. Each of them have a different color flag or paint.

## BRIEF OVERVIEW

Nothing is more important than location when building a shed. Both Residential Building Code and Zoning Code require your shed to be 10 feet away from the principal structure (your home and garage). City Code requires your shed to be located in the backyard but not in the easement area and the shed is to match the appearance of the principal structure. Reminder: you're only allowed **one detached structure** per parcel.

## IN REGARD TO EASEMENT AREAS

**You cannot place any detached structure in the easement area.** Easement area is generally 10 feet from your front and back property lines, and 5 feet on each side. There are parcels with larger easement areas for natural gas, storm sewer and water reclamation. You will see this area marked with a dashed line on your property survey. This easement area is where the City, or any other public utility, can access for the placement and services of such utility. As a reminder, you cannot force drain-

age of water onto your neighbor's property with the placement of a shed.

## SHORELAND OVERLAY AREAS

Simply put, a Shoreland Overlay district is the area 1000 feet from protected water. In our community, Buffalo Lake and Lake Pulaski are the most common, but we do have creek areas (like Willow Creek, Mill Creek, etc.) that may not look like their name implies but are nonetheless protected. If you live in this shoreland area, you are limited to 25% maximum hard-surface coverage on your parcel. Generally, outside of the shoreland area, your parcel is allowed 35% maximum hard surface coverage

Hard surfaces are those items where "water runs off." Things like a roof, sidewalks, your driveway (even a hard-packed gravel driveway), retaining wall, a concrete or paver patio are all consider hard surfaces. Permeable pavers, decks/platforms, do not count as hard surface.

## IN CLOSING...

There are many considerations to detached structures. For further reading, please review the City Code Sec. 50-355 Accessory buildings and structures. Give us a call, we're happy to help you!

## More Questions?

### Contact Us!

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