

# 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 run-off/drainage onto another's property with the placement of a shed.

### IN REGARD TO HEIGHT OF SHED

The maximum height of a storage shed is 20 feet in the R-1 Residential Zone and is 15 feet in the R-2 Residential Zone. The height is measured from grade to the mid-point

of the roof gable end. In addition, if you live in an R-1 Residential Zone, your side setback must be equal to the height of your shed. See City Code Sec. 50-355 (d)(2)... *shall be set back from all adjoining lots a distance equivalent to the height of the accessory building and shall be located at least 10 feet away from any other building or structure on the same lot.*

### 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 that portion of area 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, driveway (even a hard-packed gravel driveway), retaining wall, a concrete or paver patio are all consider hard surfaces. Permeable pavers and decks, do not count as hard surfaces.

### IN CLOSING...

There are many considerations to detached structures. For further reading, please review the City Code Sec. 50-355 Accessory buildings and structures.

### CONTACT US!

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