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# RESIDENTIAL ACCESSORY STRUCTURES

This handout provides general information regarding accessory structures in St. Joseph. The City of St. Joseph requires a permit prior to installing or constructing most accessory structures. Contact the City Building Department prior to installing an accessory structure at 320.229.9443.



Know what's below.  
Call before you dig.

Before you dig contact Gopher State One at 811 or online at [www.gopherstateonecall.org](http://www.gopherstateonecall.org) to locate and mark utilities in your yard.



Accessory structures shall not be located over any easements and must be a minimum of 50 feet from a wetland.

## QUANTITY AND SIZE

Single Family & Two Family Dwellings: Up to 2, excluding decks, patios, and porches. However, an attached garage is counted as one.

Size: 1,350 sq. ft. or 10% of the lot, whichever is the lesser.

Total maximum structure coverage (house, attached and detached accessory structures) is 30%.

Total lot coverage (house, garage, driveway, sidewalk, patio, porch, deck, sheds, etc.) is 50%.

Detached buildings, such as playhouses, dog houses and similar buildings of 50 sq. ft. or less do not require a permit and are not included in the maximum quantity or lot coverage requirements; however, the accumulation of these buildings may not exceed a total of 100 sq. ft.

Detached buildings 51 sq. ft. to 200 sq. ft. require a zoning permit. Buildings greater than 200 sq. ft. require a building permit.

## SETBACKS AND LOCATION

Detached accessory buildings must be located in the rear yard and meet the following setbacks.

Rear Yard & Alley: 10 feet from the property line.

Side Yard: 10 feet from the property line, except on a corner street side a setback of 20 feet from the property line is required.

## HEIGHT

Maximum Height: 1 story, 16 feet

## DESIGN STANDARDS AND MATERIALS

Accessory structures may not be constructed prior to a principal structure being located on the property, but may be constructed concurrently.

Accessory buildings must be constructed of the same or similar materials as the principal structure (siding, shingles, etc).

Sheet metal (pole buildings) and hoop tubular frame buildings are prohibited.

## LOCATING PROPERTY LINES

Property owners are responsible for locating property lines by locating property irons with the use of a metal detector. If you cannot locate the property irons, contact a local Land Surveyor.

The City of St. Joseph does not locate property lines. However, the City may be able to provide you with your property dimensions.