City of St. Paul Park
ACCESSORY BUILDING - SHED

A building permit is required to construct an accessory building. Homeowners may do their own work. To receive a permit, the following items must first be submitted for review:

- A completed Building Permit Application
- A site plan showing property lines, existing buildings and the proposed building location with distances to property lines and other structures
- Two copies of construction plans which must include the following information:
  a. size of building
  b. footings/foundation design
  c. height of building
  d. elevation views showing proposed materials and design of shed

Your application will be reviewed for code compliance, permit fees will be calculated, and you will be notified when the permit is ready.

CITY CODE REQUIREMENTS

Sec. 74-219 Accessory buildings, uses, and equipment and architectural design.

a) Generally.

1) No accessory uses or equipment such as air conditioning cooling structures or condensers which generate noise may be located in a side yard except for side yards abutting streets where equipment is fully screened from view.

2) The architectural design, color, roof pitch, or lack of it, roof overhang or lack of it, and exterior material, of all buildings and structures shall not be so dissimilar to or inconsistent with surrounding buildings and areas so as to constitute a blighting influence. The city may refuse to grant a permit for construction or location of any building which may significantly diminish neighboring property values or otherwise impair the health, safety, and welfare of the community; and in addition, the city shall have the additional power to require appropriate screening to the extent that such screening will sufficiently ameliorate deficiencies of design and construction. Any denial of any requested building permit for the reasons set forth in this section shall be subject to appeal to the city council by the applicant in accordance with the provisions of section 74-92.

3) The exterior siding material on any accessory structure shall be the same or similar in nature to that of the principal structure on the subject property.

4) All accessory buildings and structures within the boundaries of the RD river development district shall also comply with the requirements of sec. 74-791 et seq.

5) All structures shall be 10 feet or more from any other building or structure on the same lot.

6) No structure shall be placed within a utility easement.
7) It is unlawful for any person to construct or to cause to have constructed any accessory building without first making an application for and securing a permit. A fee in the amount set forth in chapter 42 of this Code shall be paid for all accessory buildings constructed in the City. Submission materials are as required by section 74-42. Fees may be waived for accessory structures being placed in conjunction with a separate use permit application.

b) Accessory buildings and accessory uses.

1) No accessory building or accessory use, as defined in section 74-9 shall be erected or located within any required yard other than the rear yard.
2) Single family homes shall be limited to one detached accessory building not to exceed 312 square feet.
3) Two family homes shall be limited to one detached accessory building per parcel not to exceed 150 square feet.
4) Townhome and mixed use buildings shall be allowed one detached accessory building per base lot not to exceed 150 square feet. Such minimums may be exceeded only when in receipt of a conditional use permit.
5) Apartment buildings shall be allowed one detached accessory building per parcel not to exceed 312 square feet. Such minimums may be exceeded only when in receipt of a conditional use permit.
6) Accessory Building Setbacks:
   (a) Front: Accessory buildings shall only be permitted in the rear yard.
   (b) Interior Side/Rear: 5 feet.
   (c) Corner (Street Side Yard)/Through Lot Rear: 30 feet.
   (d) Alley: 10 feet.
7) Height: Not to exceed 18 feet in height or the height of the primary structure, whichever is least.
SHOW THE FOLLOWING:

1. Property dimensions
2. Distance to side and rear property lines
3. Distance between any other structures

SAMPLE SITE PLAN

PROPOSED ACCESSORY BLDG

HOUSE

GARAGE

STREET