



Residential Accessory Building Regulations

7071 University Ave NE, Fridley, MN 55432
Planning Division: 763-572-3592
Building Division: 763-572-3604
www.fridleymn.gov



Is a permit required for accessory structures?

- ❖ 200 sq. ft or less – does not require a Building permit; however, they are still subject to the regulations outlined in this handout.
- ❖ 201 sq. ft and above – does require a Building permit. Contact the Building Department or visit the City's website for application materials.

Maximum Size & Height Guidelines:

- No accessory building shall exceed the size of the principal building.
- The total square footage of the first accessory building cannot exceed 1,000 square feet.
- The total square footage of all accessory buildings on a lot cannot exceed 1,400 square feet – and cannot occupy more than 35% of the required rear yard.
- Non-habitable accessory buildings cannot exceed the height of the principal building (house) and in no case can the maximum height of the building exceed 14 feet when measured at the midspan of the roofline (see diagram below).
 - Accessory Dwelling Units (ADUs) have different restrictions than other non-habitable accessory structures.

Setback Requirements for non-habitable accessory structures:

- Detached accessory buildings located in the rear yard must be setback at least 3 feet from a side or rear lot line, or off any easement, whichever distance is greater.
- Attached accessory buildings located in the side yard must be at least 5 feet from any side yard lot line.
- Accessory buildings on a corner lot must be setback 17.5 feet from the side yard property line and setback 25 feet if the accessory building has a door that opens towards the street, unless in the S-1 or O-6 Zoning Districts.

Additional Requirements:

- More than one accessory building is allowed per property.
- All accessory buildings over 200 sq. ft. shall be architecturally compatible with the existing house & finished with complementary siding & color scheme.
- The square footage of the buildings per property combined cannot exceed the 25% lot coverage requirement.
- Accessory buildings may not be used for Home Occupations.

Definitions:

- *Accessory Building* – A subordinate building, which is located on the same lot as the principal building and is incidental to the residential use of the property. Examples of accessory buildings include garages, shed, workshop areas, playhouses, and gazebos.

