

This handout is intended only as a guide and is based in part on the 2015 Minnesota State Building Code, Robbinsdale City ordinances, and good building practice. While every attempt has been made to insure the correctness of this handout, no guarantees are made to its accuracy or completeness. Responsibility for compliance with applicable codes and ordinances falls on the owner or contractor. For specific questions regarding code requirements, refer to the applicable codes or contact the Building Official at the City of Robbinsdale.

STORAGE SHED INFORMATION

If the storage shed you are considering to place on your property is 200 square feet or less, a building permit would not be required. To determine the square footage, multiply the building length by the building width. A storage shed that measures 10' x 20' is equal to 200 square feet and therefore would NOT need a building permit.

Regardless of the size of the storage shed the following conditions apply;

SETBACK REQUIREMENTS: A “setback” is the measurement from a structure to a property line. Setbacks are not measured from the alley surface, the street surface, or the curb.

Storage sheds shall not be closer than 1-1/2 feet to the side or rear property line and 2 feet from the rear property line if the property line adjoins an alley right-of-way.

All storage sheds shall be setback a minimum of 6 feet from the principal building (dwelling).

No accessory buildings may be placed in the front yard.

Storage sheds shall not exceed 16 feet in height (measured from grade to midpoint on gable end).

A storage shed shall not at any time be used as a dwelling unit (temporarily or permanently) or for a home occupation.

THE FOLLOWING CHART SETS FORTH THE MAXIMUM SIZE FOR A SINGLE ACCESSORY BUILDING AND THE TOTAL SQUARE FOOTAGE OF ALL ACCESSORY BUILDINGS ALLOWED:

<u>Lot Width</u>	<u>Maximum Size for a Single Accessory Building</u>	<u>Total Coverage of All Accessory Buildings Allowed on a Lot</u>
0' – 49'	800 sq ft	1000 sq ft
50' – 59'	860 sq ft	1060 sq ft
60' – 79'	920 sq ft	1120 sq ft
80' – 99'	1000 sq ft	1200 sq ft
100' +	1200 sq ft	1400 sq ft

If a building permit is required, submit the following information along with the building permit application;

- 1) A “to scale” site drawing showing the following information;
 - a) The lot size,
 - b) The corner monument locations,
 - c) All adjacent streets or alley-right-of ways, and
 - d) The exact location and dimensions of all existing buildings and the proposed storage shed location indicating the setbacks from the property lines.
- 2) Construction plans showing the following information;
 - a) The height from grade to the top of the sidewalls,
 - b) The height from grade to midpoint on gable end,
 - c) The length and width of the proposed storage shed,
 - d) The exterior views showing the front, rear, and the sides of the finished building,
 - e) The size and spacing of floor joists and rafters,
 - f) The size of headers or beams (if applicable),
 - g) Type of lumber or materials to be used, and
 - h) Footing information (if applicable).

Building permits will not be granted for the construction of any building or structure upon land which is not platted and described as a lot or a tract of a registered land survey, except as provided in Section 16-04 of the Robbinsdale City Code.