

# SHEDS



## BUILDING DEPARTMENT

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This handout is intended only as a guide and is based in part on the 2015 Minnesota Residential Code, Big Lake 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 your local Building Department.

## WHAT IS A SHED?

Sheds are **one story** detached accessory structures used for tools, storage, and similar uses. A tree house is not a shed and is regulated differently.

## PERMITS

- For sheds that are 200 square feet in area or less, a zoning permit is required.
- For sheds that are larger than 200 square feet in area, a building permit is required.

## SETBACKS

All accessory structures must meet the following setbacks:

- Cannot be in an easement.
- 5-foot setback from property line (or easement width, whichever is greater)
- If the residential property is on a lake, the shed must meet the principal structure setbacks from the lakeshore ordinary high water level (OHW).
- If the shed is on the side abutting a public road, front yard setback rules apply.

## CONSTRUCTION

- A concrete slab is not required.
- Maximum height is 17 feet, measured from the ground to the peak of the roof.
- Sheds must be anchored by attachment to a slab or in-ground anchors. All corners of shed need to be anchored.

## OTHER RULES

- Each residential lot can have up to two (2) accessory buildings (garages, sheds, etc.)
- Sheds larger than 120 square feet must be “compatible with” the principal structure.
- Sheet metal, corrugated metal, canvas, and plastic sheets are not acceptable shed materials.
- Residential lots must comply with impervious surface limits. Most lots can have up to 35 impervious surfaces but that limit is reduced to 25% in Shoreland Overlay protected areas near lakes and rivers (see zoning map or ask staff for help).