



GARAGES Attached & Detached

Building Permits are required for ALL garages

This handout provides information to assist you in building a new attached or detached garage in single- and two-family residential areas in Richfield.

Garage Size and Lot Coverage Maximums

- Maximum allowable area** of a garage, attached or detached is 1,000 square feet. Maximum allowable area of ALL accessory buildings combined is 1,200 square feet. Attached, detached, or a combination of both may not exceed the lot coverage or floor area of the house.
- Maximum lot coverage** (includes all roofed areas or structures) may not exceed 35% of the total lot area.
- Maximum impervious surface coverage** (includes all roofed areas or structures and surfaces that are compacted or covered with a material so as to be resistant to water infiltration such as driveways, walkways, and patios) may not exceed 45% of the total lot area.
- Maximum of ONE** detached garage on any lot.

Setback Requirements

Attached Garages

(*See exceptions below)

	R District	R-1 District
Minimum setback from front property line:	30 feet	30 feet
Minimum setback from rear property line:	25 feet	25 feet
Minimum setback from side property line (interior lot):	5 feet	10 feet
Minimum setback from side property line (corner lot):	12 feet*	15 feet*

Detached Garages

(*See exceptions below)

	R District	R-1 District
Minimum setback from front property line:	30 feet	30 feet
Minimum setback from rear property line:	3 feet*	3 feet*
<i>(If a utility easement exists or garage height exceeds 14 feet, rear setback shall be 5 feet)</i>		
Minimum setback from side property line (interior lot):	5 feet	10 feet
Minimum setback from side property line (corner lot):	12 feet*	12 ft*

Setback Exceptions — see diagrams on next page

- If a vehicle access door faces a side or rear lot line, such side or rear setback shall be 20 feet, (Figure A) EXCEPT:
 - If the access door faces a side lot line that abuts a non-arterial or non-collector street, the side setback can be reduced to 15 feet (Fig. B); or
 - If the access door faces a rear lot line that abuts an alley, the rear setback can be reduced to 15 feet (Fig. E); or
 - If the lot is less than 45 feet wide and the access door faces an interior side lot line, the side setback can be reduced to 15 feet.
- If alley access is provided at the rear of the property (and there is no utility easement), the rear setback for a detached garage can be reduced to 2 ft. (Fig. D).

PLANNING & ZONING
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ZONING CODE
SECTIONS:
514.13 (R)
518.13 (R-1)

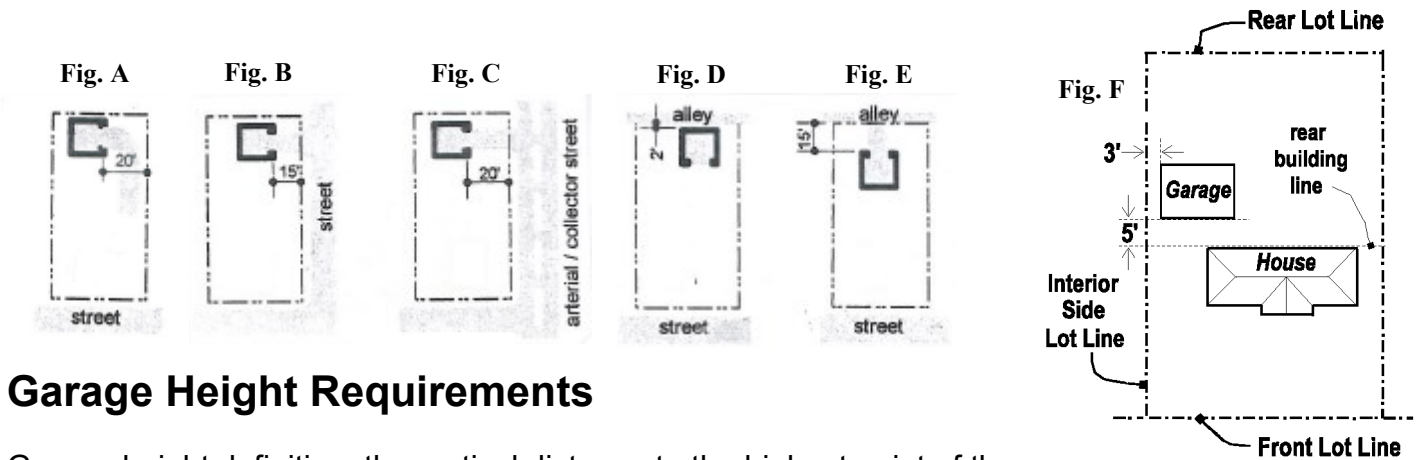
2020 MN STATE
BUILDING CODE

9/2024

Garage Setback Exceptions (continued)

- Roof overhangs (eave projection) shall be no closer than 2 feet from any lot line.
- No detached garage may be located in forward of the principal building line.
- If a detached garage is located entirely 5 feet or more beyond the rear face of the principal building, the interior setback can be reduced to 3 feet (Fig. F).

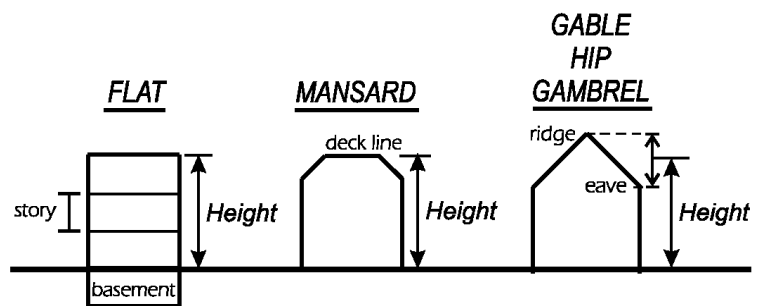
This setback reduction is not available for detached garages that exceed 14 feet in height.



Garage Height Requirements

Garage height definition: the vertical distance to the highest point of the roof for flat roofs; to the deck line for mansard roofs; and to the average height between the highest roof ridge and associated eaves for gable, hip and gambrel roofs. Garage heights are measured on the side of the building with the vehicle door.

Vehicle door height may not exceed 9 feet.



Attached Garages

R District 28 ft.
R-1 District 35 ft.

Detached Garages:

R District 14 ft.
R-1 District 14 ft.

Exceptions to Detached Garage Height (1.5-story and 2-story garages)

- On lots that are less than 75 feet in width, the height of a detached garage may be increased from 14 feet up to 18 feet or 1.5 stories or the height of the principal residential structure, whichever is less.
- On lots that are 75 feet or greater in width, the height of a detached garage may be increased from 14 feet up to the height of the principal residential structure (max 25 feet).
- In no case shall the highest point of the roof of a detached garage exceed the highest point of the roof of the principal residential structure.
- Setback reductions (listed above) are not available for detached garages that exceed 14 feet in height.
- Design standards applicable to taller garages:
 - ⇒ Primary exterior materials of the accessory garage must match the primary exterior materials of the principal building.
 - ⇒ Roof pitch must be substantially similar to roof pitch of primary structure.
 - ⇒ Windows, false windows, doors or similar openings are required on all second story walls.

For questions about setbacks and height requirements contact Planning and Zoning at 612-861-9776.