



# ACCESSORY STRUCTURES

The following rules apply to accessory buildings in the R & R-1 Zoning Districts. See the "Garages" handout for specific garage requirements.

**No more than one of each of the following shall be located on a residential parcel: detached garage, greenhouse, storage building, or gazebo.**

## Dimensional Requirements

- Roof overhang (eave projection) shall not be closer than two feet from any lot line.
- Structures may not be greater in height, lot coverage or floor area than the principal building, or greater in height.
- Non-garage structures may not exceed 175 square feet (300 square feet in the case of lots of 15,000 square feet or larger) in gross floor area,
- If the structure is 175 square feet or less in size, a permit is not required.
- The sum total of floor area of all accessory structures may not exceed 1,200 square feet in the R district (1,300 square feet in R-1 district). For target lots over 15,000 square feet in area, the sus total may not exceed 13 percent of lot area.
- Garages may not be larger than 1,000 square feet in floor area, including space devoted to an accessory dwelling unit (ADU), office, or similar habitable space. The first 400 square feet of ADU space is exempt from this requirement.
- Floor area shall not include crawl spaces or attic storage
- The height of a garage door or carport opening, measured from the floor to the trim covering the door header, may not exceed nine feet.
- Lot coverage (the total ground area covered by buildings, excluding uncovered swimming pools, uncovered porches, or uncovered ground level landings) may not exceed 35% of the lot.
- Impervious surface coverage (roofs, sidewalks, parking lots, and other similar surfaces) may not exceed 45% of the lot. For example, Stone/cement pavers and swimming pools are considered impervious, but uncovered wood porches are not.

Front	Rear	Interior Side	Street/Corner Side	Maximum Height (as defined in 507.07,	Exceptions
30'	3' (5 if utility easement)	5'	12'	12' *	See Subd. 4 & 5, below

*\*For nongarage accessory structures, height is measured from the ground level to the highest point of the roof.*

**PLANNING & ZONING  
RICHFIELD COMMUNITY  
DEVELOPMENT  
DEPARTMENT**

6700 PORTLAND AVE.  
RICHFIELD, MN.  
55423

(612) 861-9760  
FAX (612) 861-8974

[www.richfieldmn.gov](http://www.richfieldmn.gov)

**ZONING CODE  
SECTIONS:  
509.09, 514.05,  
514.13, 518.05 &  
518.13**

MARCH 2023

**This is a guide to the most common questions and problems. It is not intended nor shall it be considered a complete set of requirements.**

Relationships to principal building.

- Accessory structures must be located behind the front building line of the principal building.
- For through-lots, no accessory building shall be located within 30 feet of the lot lines abutting either street unless otherwise noted.
- No attached garage shall be greater in lot coverage than the dwelling unit to which it is attached.

Setbacks

The interior side setback requirement for single-story accessory buildings located entirely five or more feet beyond the rear building line of the principal building may be reduced to three feet. (Figure 10)

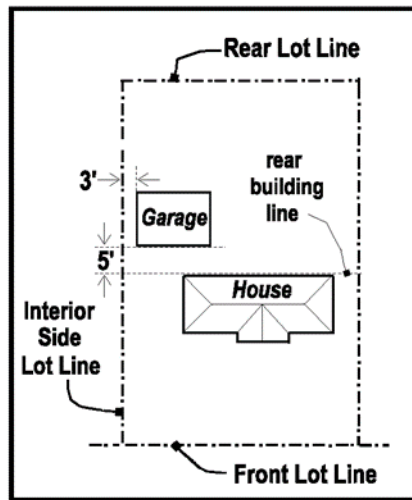


Figure 10

On a corner lot which abuts a key lot, the street/corner side setback requirement of such corner lot shall be equal to the front setback of any existing principal building on the key lot or 30 feet, whichever is less, however, in no case shall such street side setback requirement be less than 12 feet. (Figure 11)

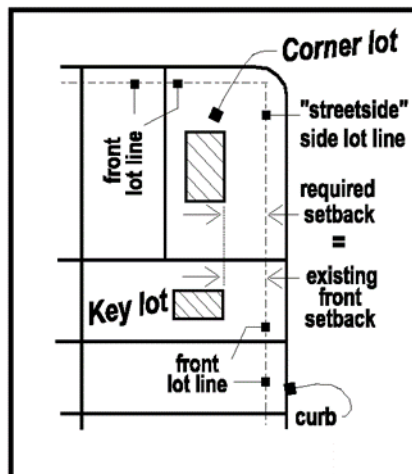


Figure 11

**This is a guide to the most common questions and problems. It is not intended nor shall it be considered a complete set of requirements.**