City of Minneapolis
Community Planning and Economic Development
Development Services Division
250 South 4th Street, Room 300
Minneapolis MN 55415-1316
612-673-3000

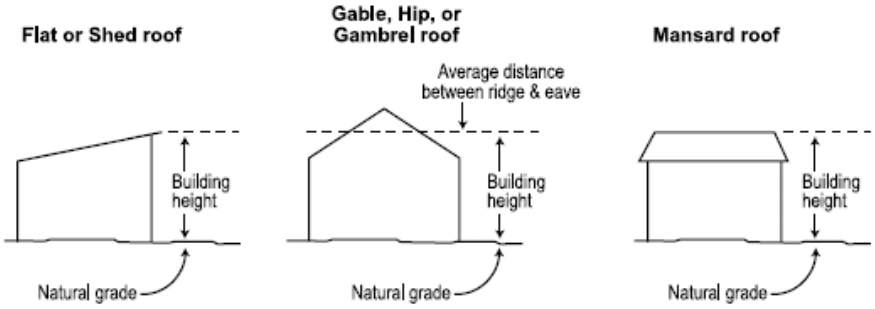
GARAGE AND ACCESSORY STRUCTURE REQUIREMENTS

520.160. Definitions.

Driveway. The area used for vehicular access to an off-street parking area from a street or alley. Driveway shall also include the area used for vehicular access to areas of the zoning lot other than an off-street parking area.

Grade. The lowest point of elevation of the surface of the ground, paving or sidewalk within the area between the building and the property line or**,** when the property line is more than five (5) feet from the building, between the building and a line five (5) feet from the building.

Height, structure or building. The vertical distance from the natural grade measured either at the curb level or at a point ten (10) feet away from the front center of the structure or building, whichever is closer, to the top of the highest point of the structure, or to the top of the highest point of the roof on a flat or shed roof, the deck line on a mansard roof, or the average distance between the eaves and the ridge level for gable, hip and gambrel roofs.



Lot line.[1] A line of record bounding a lot that divides one (1) lot from another lot or from a public or private street or alley or any other public space.

Structure. Anything constructed or erected with a more or less fixed location on the ground or in or over a body of water. A structure shall include, but not be limited to, buildings, fences, walls, signs, canopies, decks, patios, antennae, piers, docks and any objects or things permanently attached to the structure.

> *Accessory structure.* A structure detached from a principal structure, incidental and subordinate to the principal structure or use, including but not limited to garages, sheds and fences.
>
> *Principal structure.* The structure on a zoning lot in which the principal use of the zoning lot is conducted.

Use. The purpose or activity for which the land or buildings thereon are designed, arranged, intended, occupied or maintained.

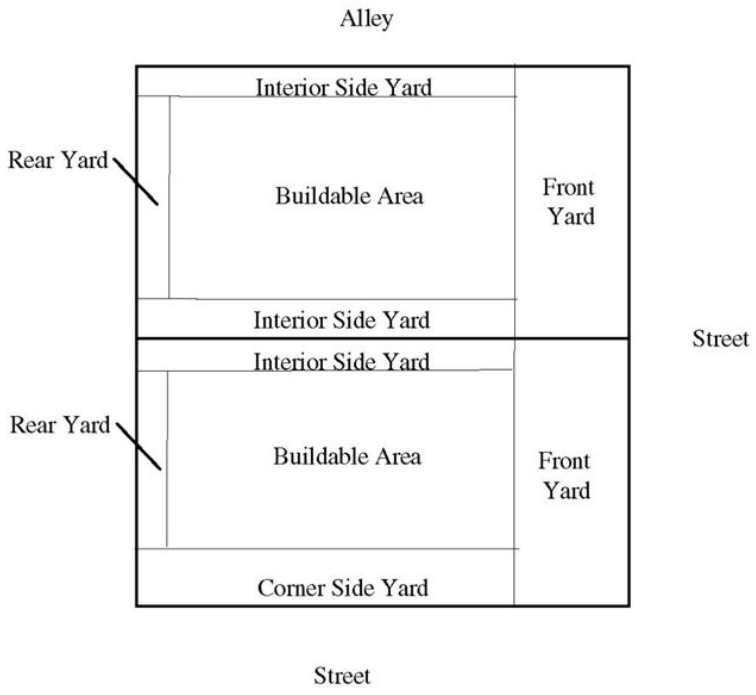
> *Accessory use.* A use of land or of a building or portion thereof incidental and subordinate to a principal use.

[1] The words "lot line" and "property line" are used interchangeably.

Attention: If you need other disability related accommodations, such as a sign language interpreter, accessible meeting site, or materials in alternative format, please contact 612-673-2162 (673-2157 TTY/VOICE) at least five days prior to the meeting. If you want help translating this information, call – **Hmong** – Ceeb toom. Yog koj xav tau kev pab txhais cov xov no rau koj dawb, hu 612-673-2800; **Spanish** – Atención. Si desea recibir asistencia gratuita para traducir esta información, llama 612-673-2700; **Somali** - Ogow. Haddii aad dooneyso in lagaa kaalmeeyo tarjamadda macluumaadkani oo lacag la' aan wac 612-673-3500.

Principal use. The main use of land or buildings as distinguished from subordinate or accessory uses. A principal use may be either permitted or conditional.

Yard. An open space on the same zoning lot with a use, building or structure which is unoccupied and unobstructed from its lowest level to the sky, except as otherwise provided by this zoning ordinance. A yard extends along a lot line and to a depth or width specified in the yard requirements for the zoning district in which such zoning lot is located.



ORDINANCE REQUIREMENTS

537.10. Purpose. Standards governing accessory uses and structures are established to provide for the orderly development and use of land and to minimize conflicts among land uses by governing the type, size, location and operational characteristics of accessory uses and structures.

537.20. Accessory uses and structures in general. Accessory uses and structures shall comply with the following standards and all other applicable regulations of this zoning ordinance:

(1) The accessory use or structure shall be incidental to and customarily associated with the principal use or structure served.

(2) The accessory use or structure shall be subordinate in area, extent and purpose to the principal use or structure served.

(3) The accessory use or structure shall contribute to the comfort, convenience or necessity of the occupants of the principal use or structure served.

(4) The accessory use or structure shall be located on the same zoning lot as the principal use or structure served, except for accessory off-street parking and loading facilities, subject to the provisions of Chapter 541, Off-Street Parking and Loading, and the applicable requirements of the district in which such facility is located.

(5) The accessory use or structure shall not be injurious to the use and enjoyment of surrounding properties.

537.30. Time of construction. No accessory use or structure shall be constructed or established on any lot prior to the time of construction of the principal structure to which it is accessory. This section shall not be construed to govern the sequencing of a construction project in which both the principal and accessory structures are to be built simultaneously.

537.50. Maximum height. (See height definition and Maximum Height Diagram.) (a) *In general.* The maximum height for all accessory structures shall be limited to the maximum height requirements for principal structures in the district in which the accessory structure is located, except as otherwise provided in this zoning ordinance.

(b) *Accessory structures located in the residence and OR1 Districts.* A detached accessory structure, accessory to a principal use located in a residence or OR1 district shall not exceed the height of the principal structure or twelve (12) feet, whichever is less. The maximum height may be increased to sixteen (16) feet or the height of the principal structure, whichever is less, where the primary exterior materials of the accessory structure match the primary exterior materials of the principal structure and the roof pitch matches the primary roof pitch of the principal structure, and provided the wall height shall not exceed ten (10) feet from the floor to the top plate.

(c) *Accessory structures located in all other districts.* Structures accessory to a structure originally designed or intended as a single or two-family dwelling or a multiple-family dwelling of three (3) or four (4) units, shall not exceed the height of the principal structure or twelve (12) feet, whichever is less. The maximum height may be increased to sixteen (16) feet or the height of the principal structure, whichever is less, where the primary exterior materials of the accessory structure match the primary exterior materials of the principal structure, and provided the wall height shall not exceed ten (10) feet from the floor to the top plate.

537.60. Maximum floor area. (a) *In general.* The floor area of any accessory structure shall be included in the total allowable floor area permitted on the zoning lot.

(b) *Accessory uses and structures located in the residence and OR1 Districts.*

(1) *Single and two-family dwellings.* The maximum floor area of all detached accessory structures, and any attached accessory use designed or intended to be used for the parking of vehicles, shall not exceed six hundred seventy-six (676) square feet or ten (10) percent of the lot area, whichever is greater, not to exceed one thousand (1,000) square feet. Detached accessory structures greater than six hundred seventy-six (676) square feet in area shall utilize primary exterior materials that match the primary exterior materials of the principal structure and the roof pitch shall match the roof pitch of the principal structure.

(2) *All other uses.* The maximum floor area of all detached accessory structures, and any attached accessory use designed or intended to be used for the parking of vehicles, except for a parking garage within the building, entirely below grade or of at least two (2) levels, shall not exceed six hundred seventy-six (676) square feet or ten (10) percent of the lot area, whichever is greater.

(c) *Accessory uses and structures located in all other zoning districts.* The maximum floor area of all detached accessory structures and any attached accessory use designed or intended to be used for the parking of vehicles, accessory to a structure originally designed or intended as a single or two-family dwelling or a multiple-family dwelling of three (3) or four (4) units, shall not exceed six hundred seventy- six (676) square feet or ten (10) percent of the lot area, whichever is greater.

537.80. Distance from dwelling. No detached accessory building or open parking space shall be located closer than six (6) feet from a dwelling of any type. Detached parking garages serving residential uses shall be located entirely to the rear of the principal residential structure.

535.90. Minimum size and width, principal entrance and windows, and location of attached garage requirements for residential uses. (c) *Attached garage facing the front lot line.* Attached accessory uses designed or intended for the parking of vehicles accessory to single and two-family dwellings and multiple-family dwellings of three (3) and four (4) units shall extend no more than five (5) feet closer to the front lot line than the facade of a habitable portion of the dwelling when the garage door or doors face the front lot line. In addition, the width of the garage wall facing the front lot line shall not exceed sixty (60) percent of the width of the entire structure.

535.280. Obstructions in required yards[2] (See Required Setbacks Diagrams.) (d) *Interior side yards for detached buildings accessory to dwellings.* The interior side yard requirement for a detached accessory building

[2] A minimum 6-inch setback from the property to the eave edge is also required. The building code may require a larger setback or shorter eave based on distance to property line.

may be reduced to one (1) foot when the entire accessory building is located in the rear forty (40) feet or rear twenty (20) percent of the lot, whichever is greater, provided that the principal structure on the adjoining lot has its rear wall at least forty (40) feet from the rear lot line. Further, the required side yard for a detached accessory building may be eliminated where adjoining property owners construct detached garages sharing a common wall and which are located in the rear forty (40) feet. Where the interior side yard is reduced, eaves, including gutters, shall not be less than six (6) inches from the property line, except where a common wall is allowed.

(e) *Rear yards for detached buildings accessory to dwellings*. The rear yard requirement for a detached accessory building may be reduced to one (1) foot, except where vehicle access doors face the rear lot line, in which case no reduction of the required yard is permitted. Further, where a rear yard abuts a required side yard no reduction of the required yard is permitted unless the entire accessory building is located in the rear forty (40) feet or rear twenty (20) percent of the lot, whichever is greater, and is located behind the rear wall of the principal structure on the adjacent property to the rear. The required yard along such adjacent property may be eliminated where adjoining property owners construct detached garages sharing a common wall and which are located in the rear forty (40) feet of both properties. Where the rear yard is reduced, eaves, including gutters, shall not be less than six (6) inches from the property line, except where a common wall is allowed.

(f) *Accessory buildings on reverse corner lots*. An accessory building shall be no closer to the side lot line adjacent to the street than a distance equal to two-thirds of the depth of the required front yard specified in the yard requirements table of the district of the adjacent property to the rear. Further, an accessory building shall not be located within five (5) feet of a rear lot line that coincides with the side lot line of a property in a residence or office residence district. However, where the entire accessory building is located in the rear forty (40) feet or rear twenty (20) percent of the lot, whichever is greater, and is located behind the rear wall of the principal dwelling on the adjacent property, only one (1) foot shall be required along such adjacent property line, except as otherwise prohibited by this zoning ordinance. Further, the required yard along such adjacent property may be eliminated where adjoining property owners construct detached garages sharing a common wall and which are located in the rear forty (40) feet.

541.240. Specific district regulations for access to parking and loading. (a) *Residence and OR1 Districts.* No driveway or curb cut in a residence or OR1 District shall exceed a width of twenty-five (25) feet, nor be narrower than ten (10) feet.

(b) *OR2 and OR3 Districts.* No driveway or curb cut in an OR2 or OR3 District shall exceed a width of twenty-five (25) feet, nor be narrower than twelve (12) feet.

(c) *All other districts.* No driveway or curb cut in a district other than a residence or office residence district shall exceed a width of twenty-five (25) feet except where determined necessary by the city engineer, but not to exceed thirty-five (35) feet, nor be narrower than a width of twelve (12) feet.

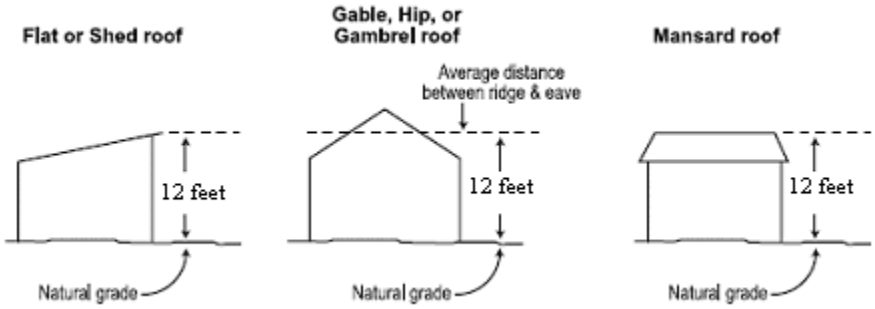
541.90. Inoperable vehicles. The parking and storage of inoperable vehicles shall be located within an enclosed garage only. Parking of such inoperable vehicles outdoors shall be prohibited.

541.100. Repair and service. *(a) Repair and service in residence and office residence districts.* Minor service and repair of vehicles in a parking area shall be allowed, provided that the vehicle is registered to a resident of the site. Service and repair of vehicles not registered to a resident of the site shall be prohibited, except that emergency service required to start a vehicle shall be permitted.

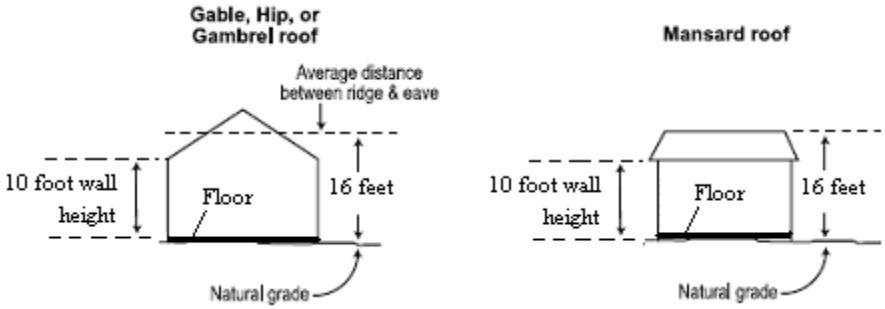
DIAGRAMS

MAXIMUM HEIGHT DIAGRAMS

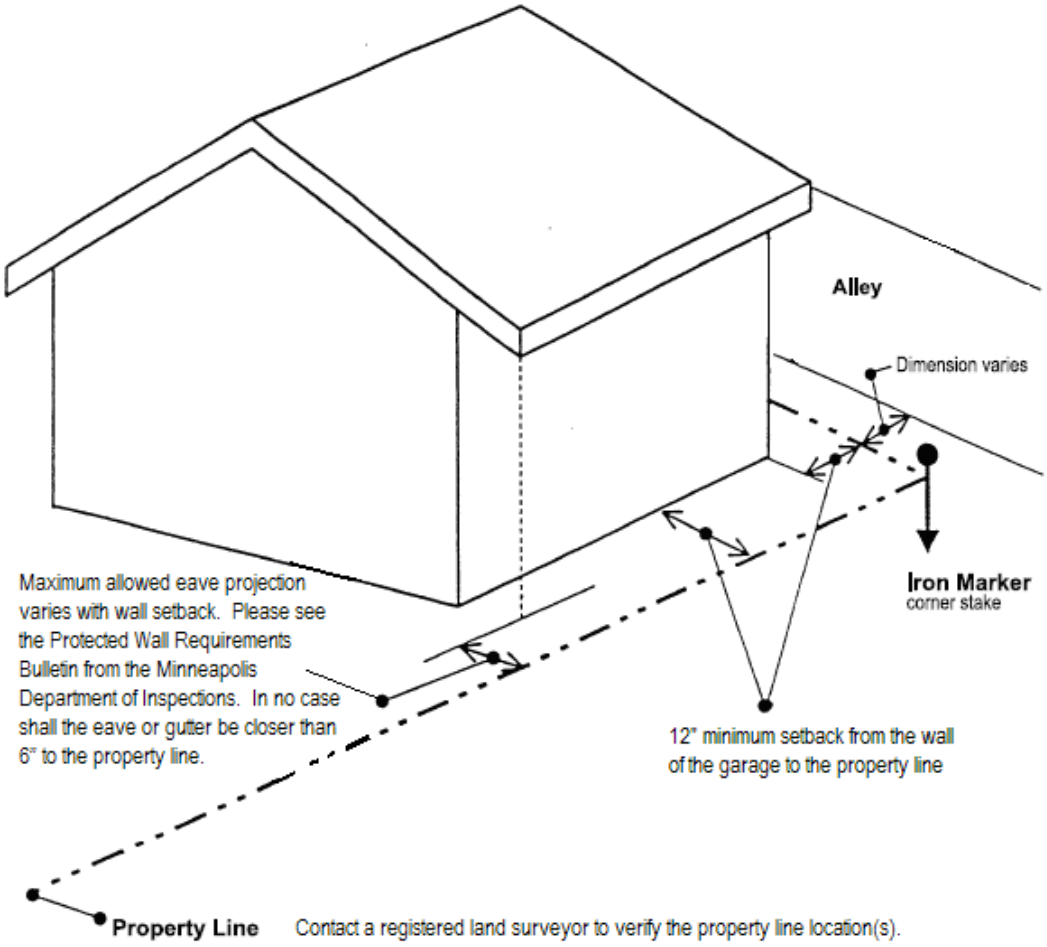
In General:



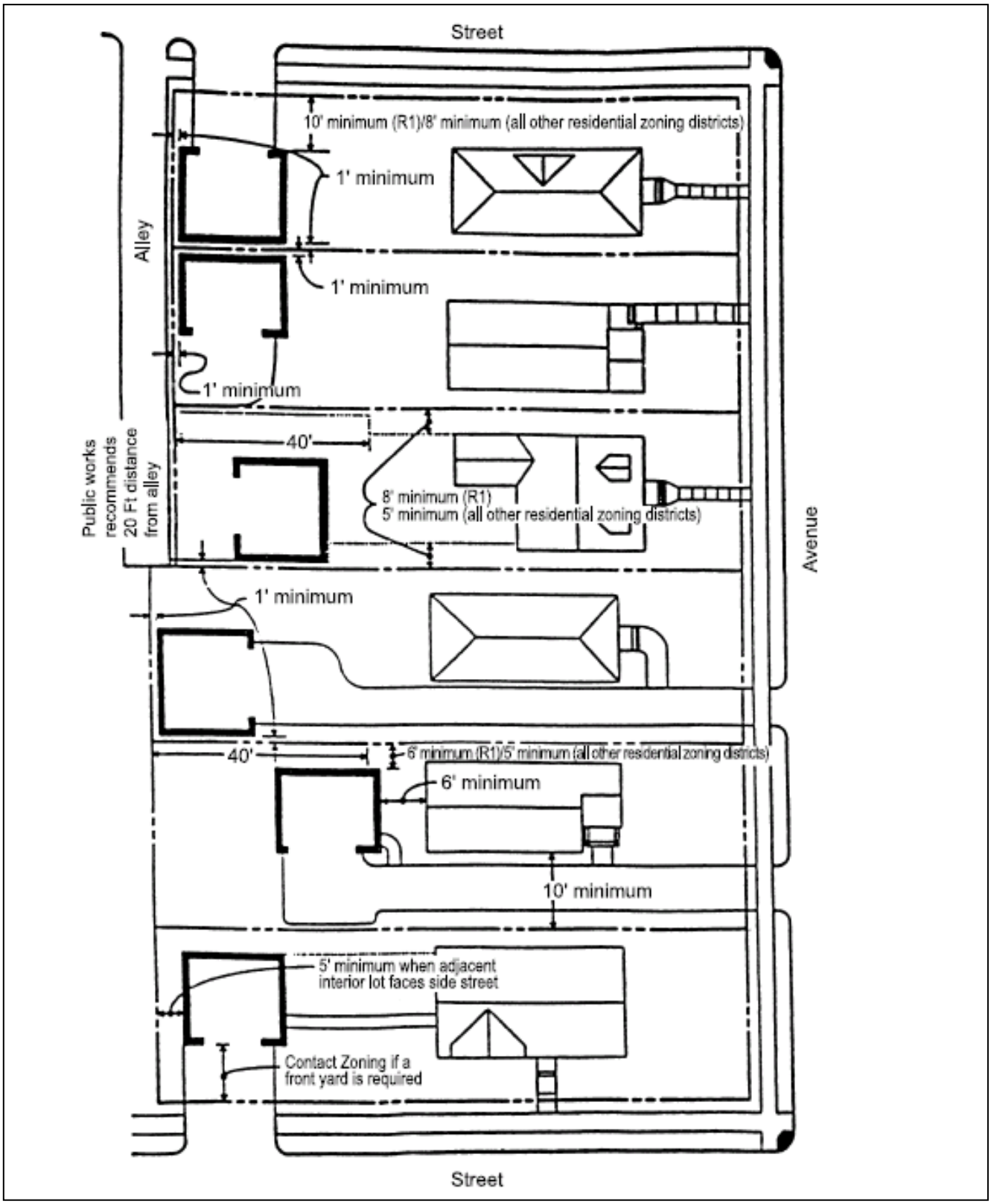
Height Between 12 and 16 feet:



REQUIRED SETBACKS DIAGRAM 1



REQUIRED SETBACKS DIAGRAM 2[3]



[3] For illustrative purposes only. Does not cover all situations, including reverse corner lots or through lots. Please contact the Minneapolis Zoning Administration office for specifics.

MATERIALS REQUIRED FOR ZONING REVIEW[4]

	Two copies of a scaled and dimensioned site plan. Must include the following items: ▪ All lot lines. ▪ Streets, sidewalks and alleys, include existing and proposed curb cuts. ▪ Adjacent uses (show location and identify). ▪ Building footprints (including all existing accessory structures). ▪ Impervious surfaces (parking areas, driveways, walkways, decks, etc.) and material construction.
	Two copies of scaled and dimensioned structure elevations. Must include the following items: ▪ Roof pitch. ▪ Grade level. ▪ Eave overhangs.

Locating the lot line

The building permit applicant is responsible for locating the lot line/iron markers on the related boundaries of the property. The iron markers are in the corners of the property, most commonly one foot in from the edge of the paved alley. The Building Inspector for the City of Minneapolis may require that a Registered Land Surveyor certify the exact property marker locations.

Alley right-of way width varies, but is usually 12 or 14 feet.

OTHER DEPARTMENT REQUIREMENTS

Curb cuts: Permits must be obtained from the Public Works department, 612-673-2420.

Removing a public boulevard tree or placing driveways near a boulevard tree: Permission must be obtained from the Park Board, 612-370-4900.

[4] The minimum submittal requirements are listed. City staff will review the materials and will notify the applicant of what, if any, additional information must be submitted.