



CITY OF HAM LAKE

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ACCESSORY BUILDINGS and FARM BUILDINGS INFORMATION

9-370 Accessory Buildings and Farm Buildings

An *Accessory Building* is any structure located or proposed to be located in any *Residential Land Use* in the R-1, R-A and PUD zoning districts, which is not the *dwelling unit*, and which is not a *garage*, which is not a *Farm Building*, and which has a floor size of more than 200 square feet. A building or structure meeting the above definition except for the size, is a *yard shed*. A *Farm Building* is a structure located in an R-A District which is used for bona fide agricultural purposes, including farm machinery storage, crop storage or housing livestock, poultry or horses.

A single *Accessory Building* and a single *yard shed* may be constructed on a Residential Land Use lot which is one (1) acre or less in the R-1, R-A and PUD zoning districts, under the conditions outlined below. It is the intention of this code that for *Residential Land Uses* in the R-1 and PUD districts, for lots which are one (1) acre or less, there shall be a maximum of four structures allowed on a given lot: a *dwelling unit*; a *garage* (*attached or detached with a maximum size of 3000 square feet*); an *Accessory Building* (*freestanding*); and a *yard shed* (*under 200 square feet*). If a *garage* was originally attached to a *dwelling unit*, and has since been converted to become living space in the *dwelling unit*, then that portion so used shall no longer be deemed a *garage*.

Up to two *Accessory Buildings* and a single *yard shed* may be constructed on a Residential Land Use lot which is more than (1) acre and less than ten (10) acres in the R-1, R-A and PUD zoning districts, under the conditions outlined below. One *Accessory Building* may be located in and meet the "Front Yard Setback" size and location requirements, and one *Accessory Building* may be located in and meet the "Side or Rear Yard" size and location requirements outlined below; or, two *Accessory buildings* may be located within the Side or Rear Yard, and subject to the sizes shown in the table under Article 9-370.1, Size Limitations. It is the intention of this code that for Residential Land Uses in the R-1 and PUD districts, for lots which are more than one (1) acre and less than ten (10) acres, there shall be a maximum of five structures allowed on a given lot: a *dwelling*

unit; a garage (attached or detached with a maximum size of 3000 square feet); two Accessory Buildings (freestanding); and a yard shed (under 200 square feet).

Provided, that for lots in the R-1, R-A, and PUD districts which are 10 acres or more in size, deviation from these standards may be permitted in the discretion of the City Council on a case-by-case basis.

9-370.1 Size Limitations An *Accessory Building* shall be no more than one story in height, and the following size limitations shall apply to *Accessory Buildings*:

Lot size	Maximum Accessory Building Size*	
	Front Yard Setback**	Side or Rear Yard Setback***
One acre or less	676 sq. ft.	1000 sq. ft.
1+ acre to 2.5 acres****	720 sq. ft.	1500 sq. ft.
2.5+ acres to 5 acres	800 sq. ft.	2400 sq. ft. <u>unless approved by City Council</u>
5+ acres to 10 acres	1200 sq. ft.	3000 sq. ft. <u>unless approved by City Council</u>
10+ acres	5000 sq. ft. unless approved by City Council	

* Sizes shown are the maximum allowable square feet at foundation level.

** The "Front Yard Setback" is the area between the front of the dwelling unit (primary residential structure) and the street right of way. For all lot sizes, *Accessory Buildings* constructed in this area must also be constructed with the building materials outlined below and be architecturally compatible with the dwelling unit

*** The "Side or Rear Yard Setback" is the area that lies away from the road right of way and behind the front yard setback.

**** For lots greater than one acre and up to 2.5 acres, the size limits shown may be combined to allow one *Accessory Building* in the Side or Rear Yard Setback

ADDITIONAL SETBACK INFORMATION:

1. Front yard minimum setback of 30 feet from road right-of-way/property line (nothing in front of dwelling unit)
2. Side yard minimum setback of 10 feet from property line
3. Corner street minimum setback of 30 feet from each road right-of-way/property line (50 feet from county road)
4. County Road minimum setback of 50 feet from road right-of-way/property line (nothing in front of dwelling unit)
5. No construction allowed in any easements or in existing or future septic areas

ACCESSORY BUILDING NOTES:

1. Accessory building to be for **private use only – no business, etc.**
2. **Floating slab** minimum thickness is 3.5 inches
3. Bottom sill to be treated wood
4. **Anchor bolts** – maximum 6' on center and 12" maximum from plate ends, doors and corners (minimum 2 per plate)
5. **Plate straps** to be installed per manufacture specifications. (Minimum 2 per plate)
6. **NO ANCHORS IN HEAD JOINTS OF BLOCK**
7. Ice and water barrier **recommended** from eaves to 24" inside exterior wall lines
8. Roof and soffit ventilation required when attic is enclosed
9. Gable end bracing @ 45 degrees
10. Hard Surface Driveway is required – either asphalt or concrete
11. See code for stud width requirements
12. Call GOPHER STATE ONE CALL 651-454-0002 (**"It's Free"**) or **www.call811.com** - call at **least two full business days** before you dig.

REQUIRED SUBMITTALS FOR YOUR PERMIT:

1. Building Permit Application (heating, plumbing, electrical, etc. require separate permits)
2. Site plan showing all improvements (including buildings, well location and existing and back-up septic location) and distances from lot lines and all other improvements
3. Two detailed copies of construction drawings
4. Escrow for driveway or driveway agreement

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up to 2250 square feet, and with no additional Accessory Building existing or allowed in the Front Yard Setback.

9-370.2 Building Materials For lots which are 5 acres or less in size, the outside surface materials of all *Accessory Buildings* shall, as closely as practical, match the color, texture and style of the like surfaces on the dwelling unit. For lots which are more than 5 acres in size, all *Accessory Buildings* in the Front Yard Setback shall match the dwelling unit as outlined above. Pole-type construction shall be permitted only on lots exceeding 5 acres and only in the Side or Rear Yard Setback.

9-370.3 Height Restriction For lots which are less than 5 acres in size, the maximum height of an *Accessory Building* shall be equal to the height of the *dwelling unit*, or 25 feet, whichever is less.

9-370.4 Setbacks and Building Codes The locations and building standards for *Accessory Buildings* and *yard sheds* shall be as found in setback standards and the building code for other structures, except that the rear yard setback for *Accessory Buildings* shall be ten feet.

9-370.6 Submittal Requirements In addition to building plans, The *Zoning Officer* may require the submission of a scaled site plan, rendering or pictorial representations, and other data deemed necessary by the *Zoning Officer*.

9-370.7 Usage *Accessory Buildings* and *yard sheds* shall be used only for purposes related to the residential use of the parcel, and shall not be used for the conducting of any business or the storage of any business-related property, such as business equipment, business inventory or business supplies.

9-370.8 Farm Buildings A *Farm Building* is a structure located on land zoned R-A, which is not a *dwelling unit*. No *Farm Building* may be constructed at a distance closer than 100 feet from any lot line.

12/2017