



## CITY OF MINOT INSPECTIONS DEPARTMENT

1025 31st Street SE Minot, ND 58701, Phone: 701-857-4102

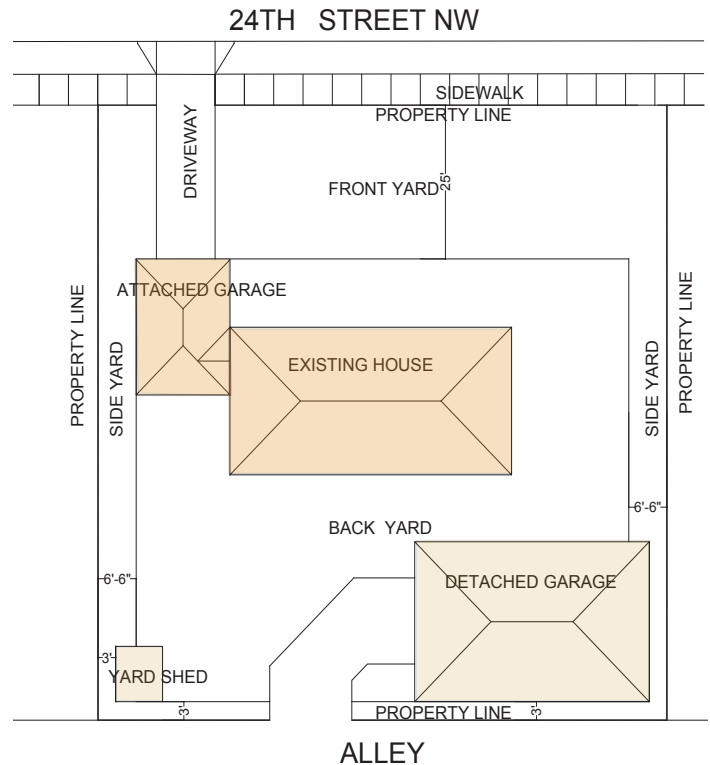
### RESIDENTIAL ACCESSORY BUILDING

*Accessory Building is an auxiliary building, or an auxiliary portion of the home, that is incidental to the residential use of the property. Examples of accessory buildings include garages, sheds, storage or workshop areas, and gazebos.*

#### GUIDELINES

Accessory Buildings that are 120 SF or more in floor area require a building permit. Accessory Buildings that are less than 120 square feet in floor area or less do not require a building permit; however, they must still meet all other city regulations.

- Structures with slab on grade foundations are limited to accessory buildings on lots zoned R ( residential ) or AG ( agricultural ).
- Structures with slab on grade foundations cannot have sewer and water connections.
- Structures with slab on grade foundations shall not be connected at any point to dwellings or structures with frost level footings.
- Maximum side wall height is 16'.
- Post-frame ( pole ) type structures are allowed for accessory buildings.
- Accessory buildings are not permitted in front yard setbacks.
- A front yard setback is 25'-0".
- Existing front yards less than 25' may be matched by accessory buildings provided overhead doors are setback at least 25'-0" from the street.
- Overhead doors facing alleys must be setback 18'-0" from alley lot line.
- Accessory buildings cannot be constructed in easements of lots. Walls must be at least 3'-0" from the side and rear property lines.
- Walls must be at least 6'-0" from walls of other structures. Eaves must be at least 2'-0" from side and rear property lines.
- Eaves must be at least 2'-6" from any part of another structure. On lots of less than 24,000 SF, a total of 1,200 SF of accessory buildings is allowed per residence. However, in no case can the square footage of accessory buildings exceed the square footage covered by the primary structure.



- Square feet of attached garages in excess of 720 SF must be deducted from allowable SF for detached accessory buildings.
- Lots over 15,000 SF can have more sheds but not more square footage.
- Accessory buildings may be constructed on lots adjoining the lot upon which the primary structure is located.
- Adjoining lots under same ownership do not increase the allowed square footage per residence unless together they exceed 24,000 square feet.

