

City of Farmington
430 Third Street
Farmington, MN 55024
(651) 280-6822

**Accessory Structures-
 Garages**
Information Sheet

The City of Farmington requires that certain standards be met when constructing a garage on a single-family lot. The following requirements are in relation to detached garages that are provided within the City Code. If there are any questions please contact the Building or Planning Divisions.

10-2-1 Definition
Garage, Detached

An accessory structure that is detached from the principal building with the ability to park a vehicle within the structure and that requires a garage door. The accessory structure is to be constructed of similar materials as the principal structure.

1. Detached private garages may not exceed the maximum square feet allowed or the square footage of the principal use, whichever is smaller, as specified below for the **R-1 & R-2** zoning districts:

Lots up to .5 acre	Lesser of 1,000 square feet or square feet of principal use
Lots .5 to 1 acre	Lesser of 1,250 square feet or square feet of principal use
Lots 1.0 acre +	Lesser of 1,500 square feet or square feet of principal use

Other Residential Zoning Districts: Lesser of 1000 square feet or the square footage of the principle building.

2. A maximum of one detached garage and one detached shed is permitted in each residential zoning district.
3. All garages must comply with the maximum percentage of lot cover and setback requirements as designated in each residential zoning district. Setbacks are for detached garages only, attached garages must meet the minimum setbacks given for principal structures in each zoning district. Detached garages shall be setback ten (10') from the principal structure.

Zoning District	R-1	R-2	R-3	R-4	R-5	R-T	R-D
Side Yard	6'	6'	6'	6'	6'	3'	3'
Rear Yard	6'	6'	6'	6'	6'	3'	3'
From Alley ROW	-	10'	10'	10'	10'	10'	10'

4. All off-street parking areas shall have access from driveways rather than from public streets. Driveway access shall be limited to thirty feet (30') in width at the curb and thirty feet (30') at the property line. Bituminous or concrete paving is required.
5. The same or similar quality exterior building material should be used in the garage as is in the principal building. All accessory buildings shall also be compatible with the principal building to the extent that the exterior appearance of the accessory building is not at variance with the principal building from an aesthetic and architectural standpoint.
6. The maximum height of a detached garage shall be twenty feet (20') as measured from the mean ground level to the uppermost point of the roof.

Accessory Structure - Garage

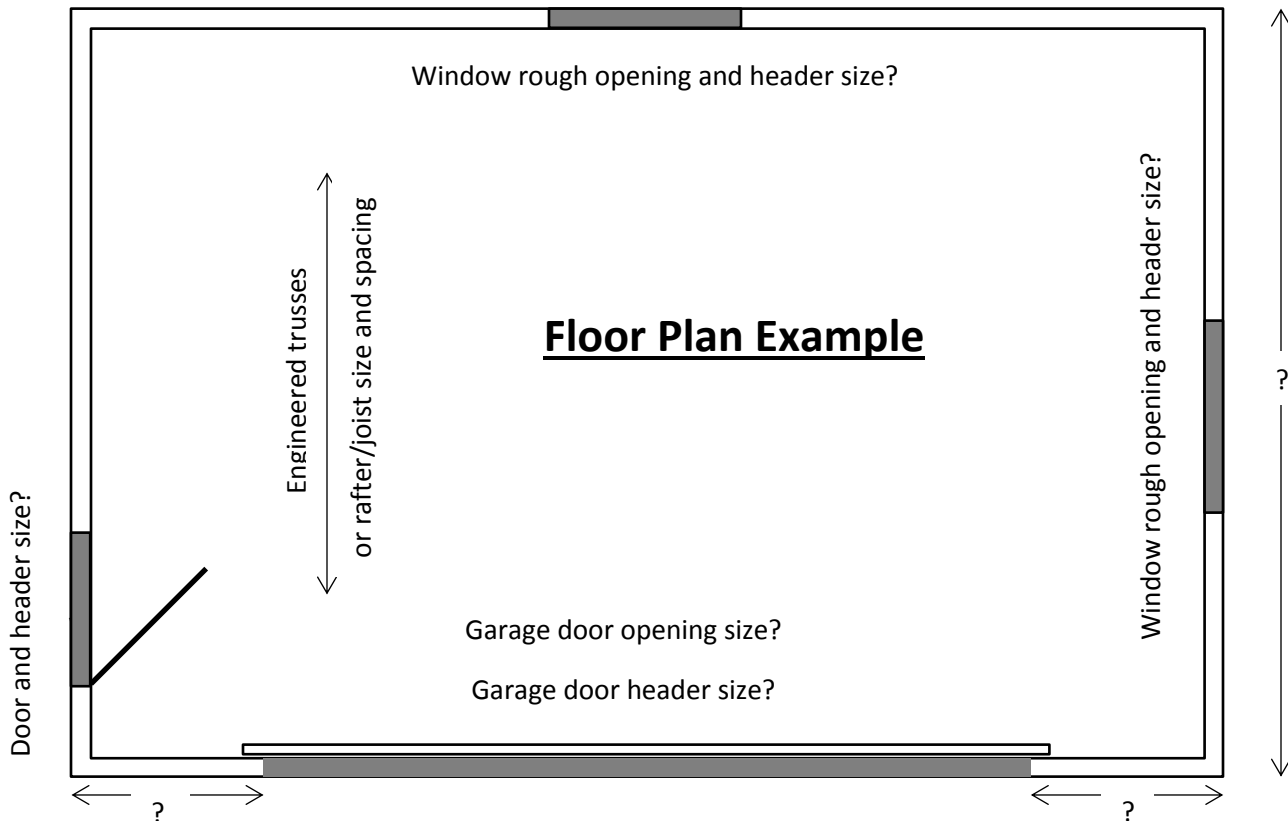
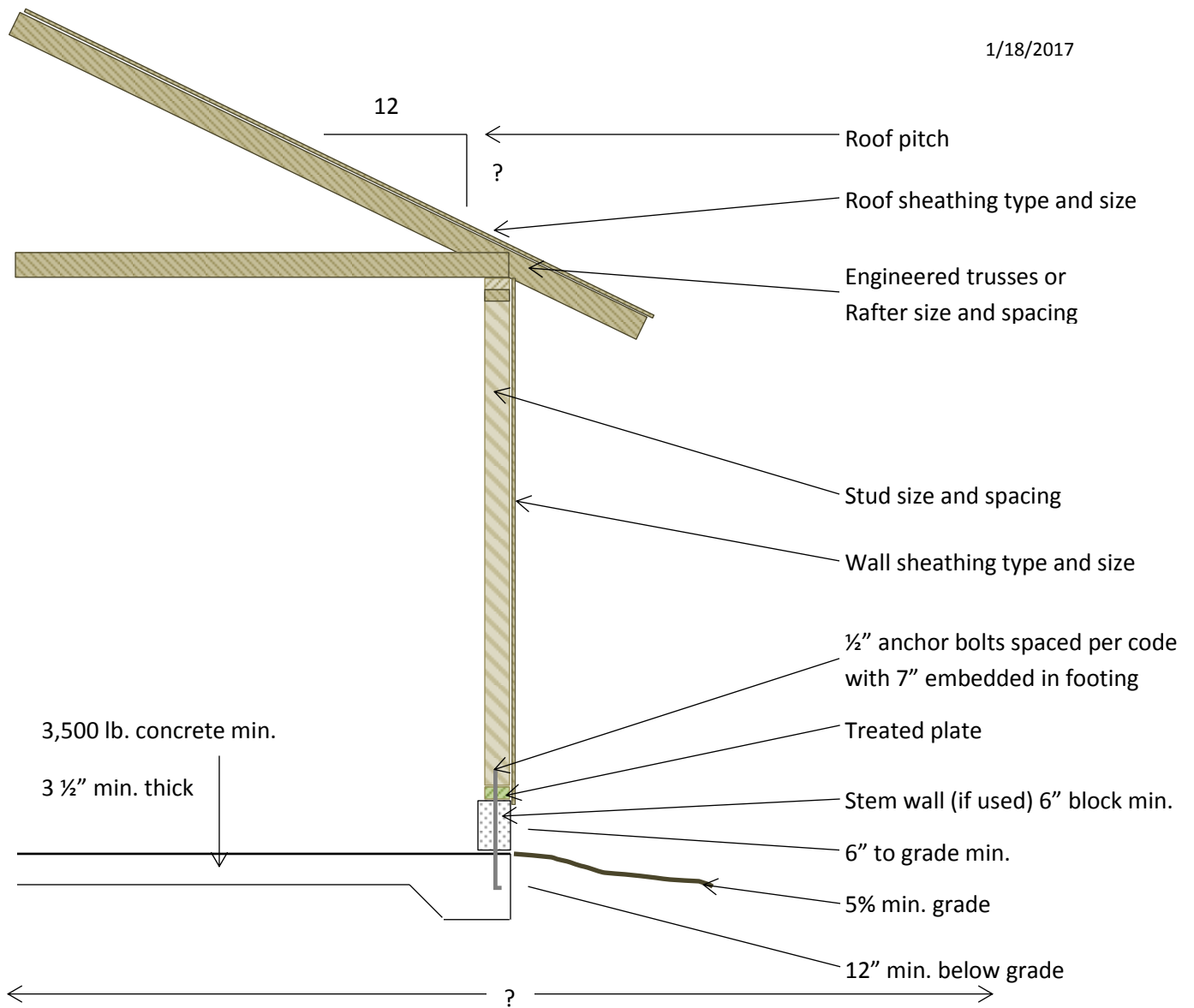
General Building Code Requirements

Information in this handout is referencing the 2015 Minnesota Residential Building Code.

- **Footings:** Footings must extend to frost depth for all structures attached to the house. A monolithic slab with integrated footing may be used for **one story detached structures less than 1000 square feet** on all soils except peat and muck.
- **Anchor bolts:** Sill (sole) plates must be anchored to the foundation with not less than ½" diameter steel bolts or approved straps embedded at least 7" into the concrete. Anchor bolts shall not be spaced more than 6' apart with a minimum of 2 anchor bolts per section of plate and an anchor bolt placed not more than 12" from the end of each individual plate. Anchor straps must be installed according to manufacturer's specifications.
- **Sill (sole) plate:** Sill plates shall be of naturally durable wood or wood that is preservative-treated in accordance with AWPA U1 for the species, product, preservative, and end use.
- **Wall framing:** Studs must be placed with their wide dimension perpendicular to the wall. The minimum stud size is 2"x 4" and not more than 24" on center.
- **Top plate:** Stud walls shall be capped with a double top plate installed to provide overlapping at corners and intersections with bearing partitions. End joints in top plates shall offset at least 24". Plates shall be not less than 2" nominal thickness and have a width at least equal to the stud width.
- **Sheathing:** Approved wall and roof sheathing must be installed according to manufacturer's specifications. A weather resistive barrier may be required prior to installation of siding.
- **Wood ground separation:** Untreated wood sheathing and siding must maintain 6" minimum clearance to the ground.
- **Stem wall (curb block):** Concrete masonry blocks used for stem wall (curb block) must be a minimum 6" modular width.
- **Braced wall panel:** Special construction with enhanced anchorage is required where walls adjacent to overhead door are less than 48". See attached Portal frame with hold-downs detail for an example.

Required Inspections

- **Footing:** Inspected after all forms are set and all required reinforcement is in place, and before concrete is poured. **Have anchor bolts or anchoring system available for inspection.**
- **Electrical rough in:** If applicable
- **Framing:** After all required rough in inspections are done. Before any framing is covered. Must have engineer stamped truss specifications on site.
- **Final:** After all other required inspections are done. Exterior is weather tight and project is completed.



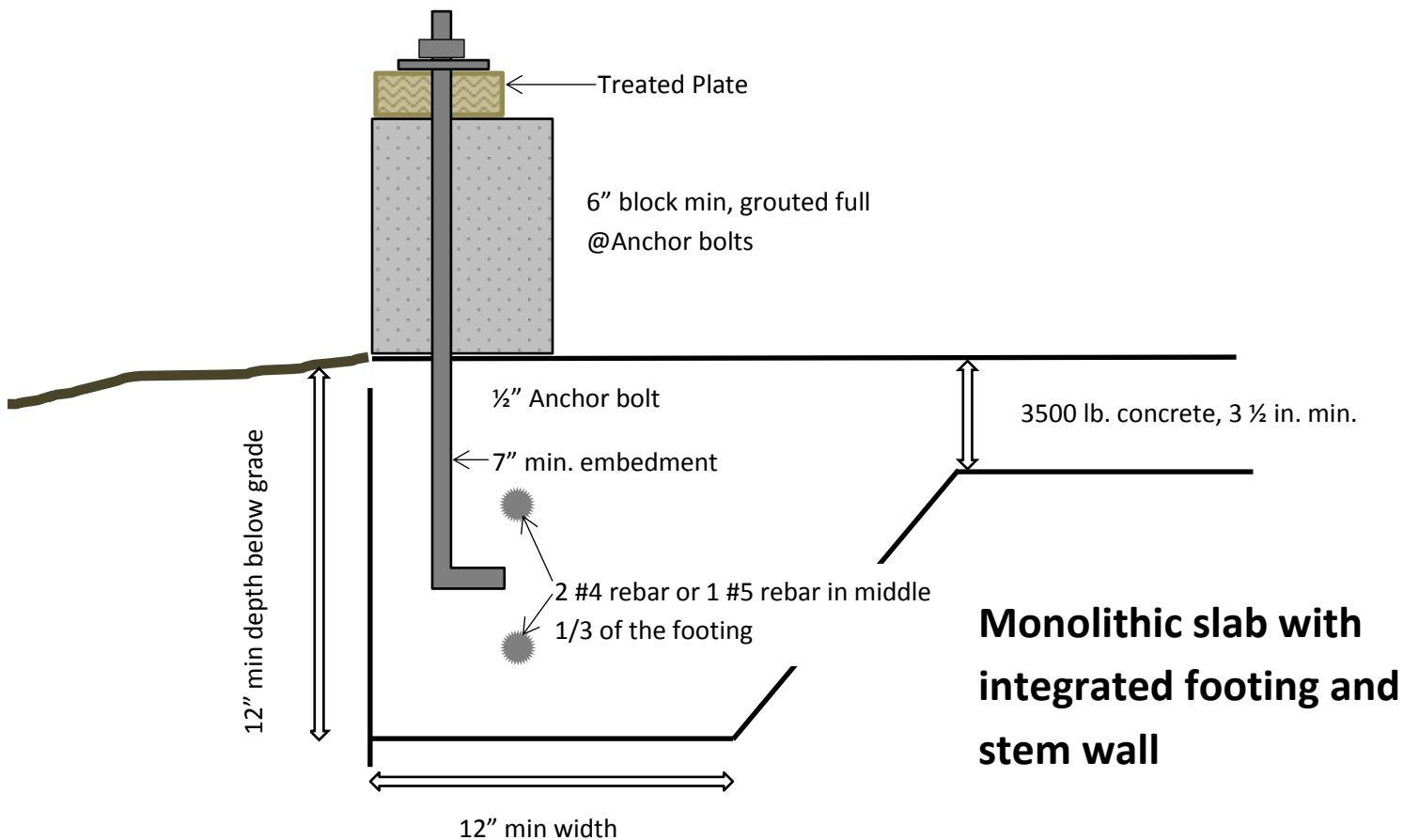
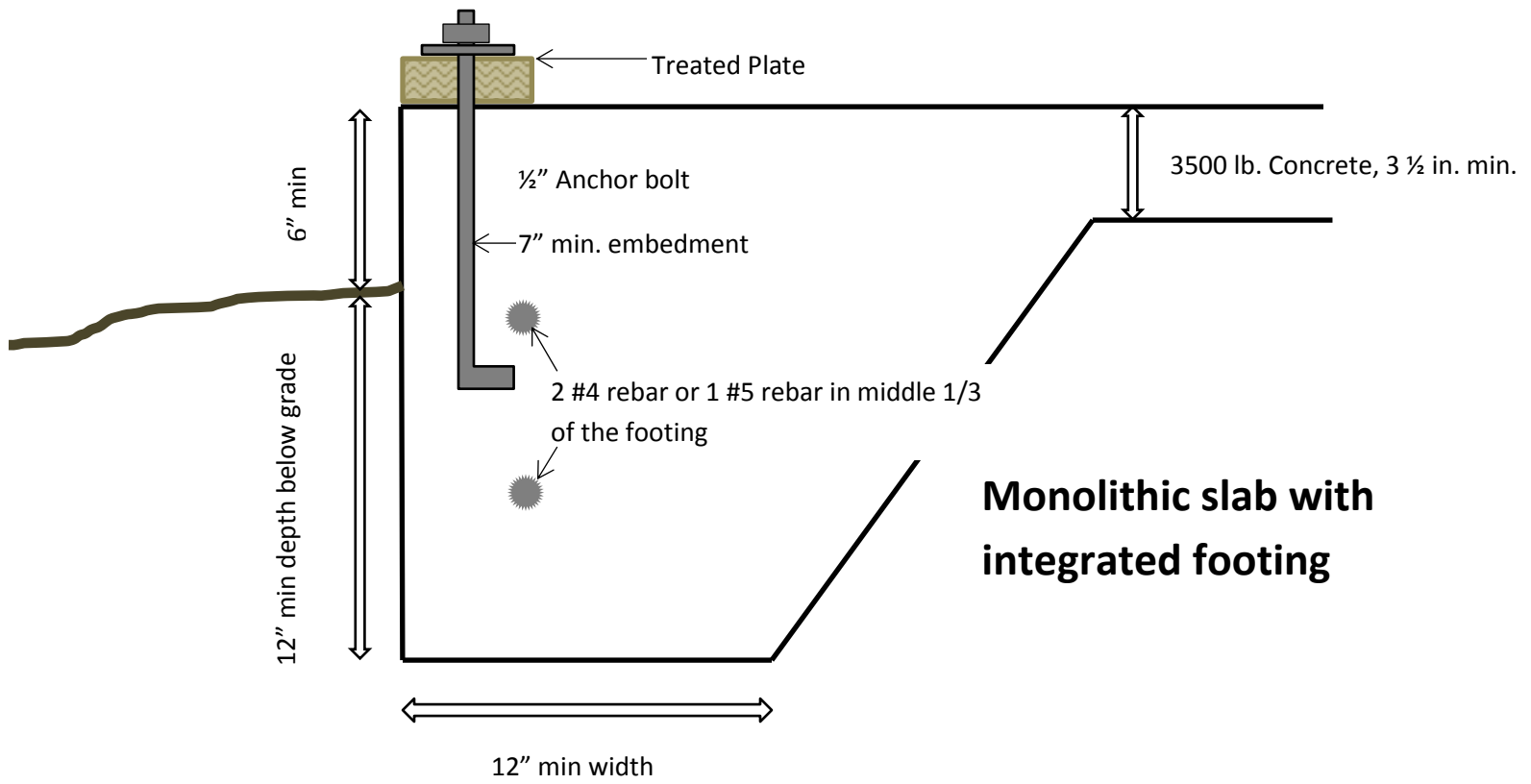
ACCESSORY STRUCTURE WORKSHEET

1. Garage size _____ X _____
2. Footing size width _____ X depth _____
3. Stem wall if applicable _____
4. Garage height _____
5. Wall height _____
6. Stud size & spacing _____
7. Garage door header type & size _____
8. Window/Door header type & size _____
9. Wall sheathing _____
10. Roof pitch _____ /12 _____
11. Engineered trusses or
Rafter/joist size & spacing _____
12. Roof sheathing _____

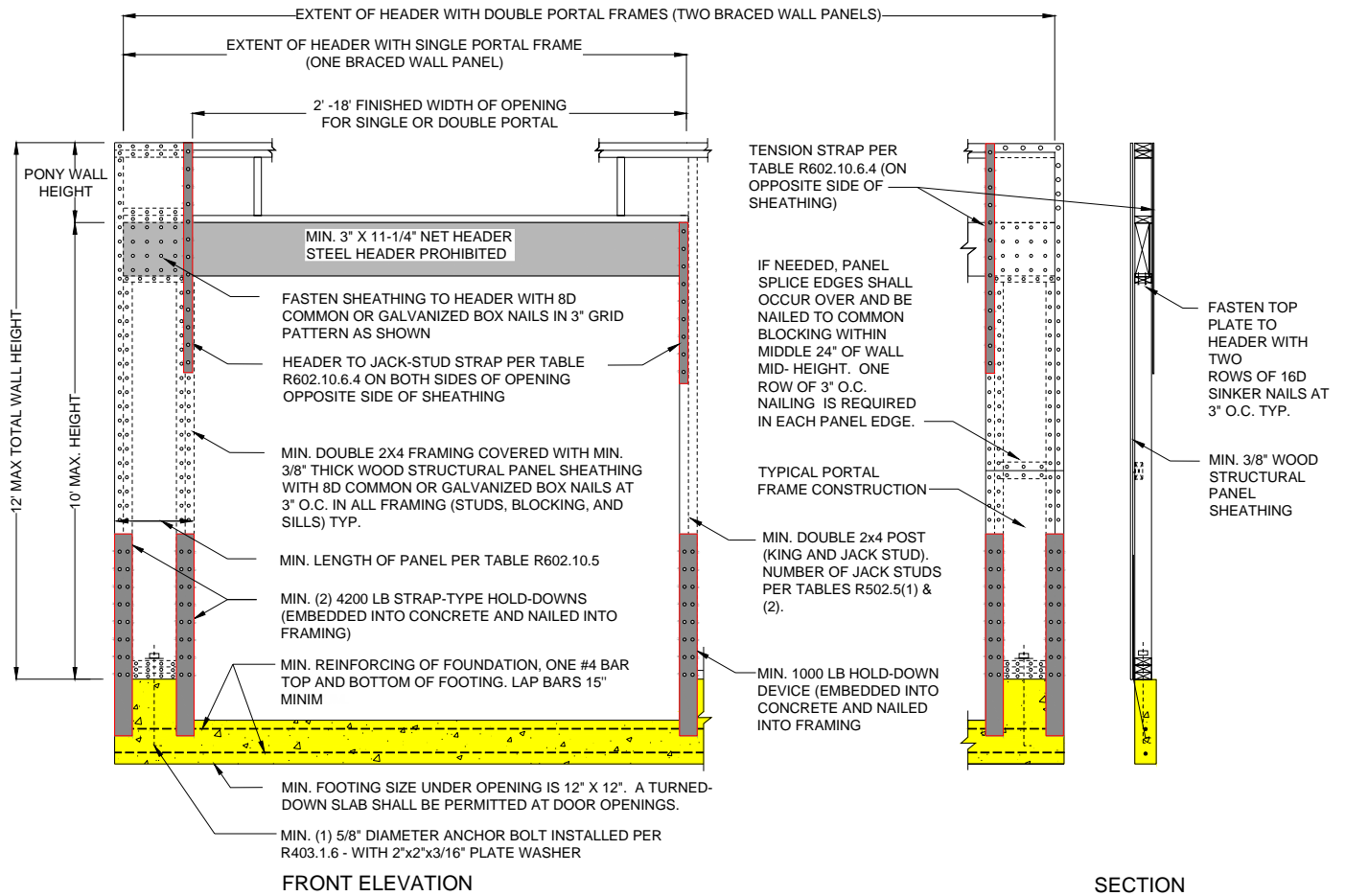
The minimum requirements for submitting a permit application for accessory structure (garage) are the following;

- Application for Building Permit completed
- Accessory Structure Worksheet completed (2 copies)
- Floor Plan showing size and location of opening and headers, direction of roof framing or bearing walls. (2 copies)
- Site Plan showing property lines, existing house and structures w/dimensions, proposed site of new structure w/dimensions. Your survey may be on file, please ask staff if one is needed. (2 copies)

For One Story Detached Accessory Structures Less Than 1,000 Square Feet



R602.10.6.2 Method PFH: Portal frame with hold-downs. Method PFH braced wall panels shall be constructed in accordance with Figure R602.10.6.2.



For SI: 1 inch = 25.4 mm, 1 foot = 305 mm

FIGURE R602.10.6.2
METHOD PFH: PORTAL FRAME WITH HOLD-DOWNS

City of Farmington

430 Third St., Farmington, MN 55024
651-280-6830 Fax 651-280-6839



Application For Building Permit

Date _____

Permit No. _____

Site Address	_____
Legal Description	Lot _____ Block _____ Addition _____

Property Owner	Name/Company _____ Phone No. _____
	Address _____
	City _____ State _____ Zip _____
	Email address _____
Contractor	Company _____ Phone No. _____
	Contractor License No.: _____ Expiration Date _____
	Address _____ Phone No: _____
	City _____ State _____ Zip _____
	Email address _____

Description of Project _____ **Est. Value of Project** _____

The undersigned hereby represents upon all of the penalties of the law, for the purpose of including the City of Farmington to the action herein requested, that all statements are true, and that all work herein will be done in accordance with the ordinances of the City of Farmington and the State of Minnesota

Applicants Signature _____ **Date** _____

Bldg Permit Type:	<input type="checkbox"/> - SFD	<input type="checkbox"/> - Public	<input type="checkbox"/> - Porch	<input type="checkbox"/> - Other
	<input type="checkbox"/> - Duplex	<input type="checkbox"/> - Garage	<input type="checkbox"/> - Demo. Res.	
	<input type="checkbox"/> - Res. Multi.	<input type="checkbox"/> - Pool	<input type="checkbox"/> - Demo. Non.Res.	
	<input type="checkbox"/> - Commercial	<input type="checkbox"/> - Move	<input type="checkbox"/> - Interior Finish	
	<input type="checkbox"/> - Industrial	<input type="checkbox"/> - Other Structure	<input type="checkbox"/> - Roof	
	<input type="checkbox"/> - Institutional	<input type="checkbox"/> - Deck	<input type="checkbox"/> - Siding	
Work Type:	<input type="checkbox"/> - New	<input type="checkbox"/> - Addition	<input type="checkbox"/> - Interior. Finish	<input type="checkbox"/> - Reside
	<input type="checkbox"/> - Remodel/Alt.	<input type="checkbox"/> - Repair/Replace	<input type="checkbox"/> - Masonry Veneer	<input type="checkbox"/> - Reroof

This permit shall be null and void if authorized work is not started within 180 days or if work is suspended or abandoned for 180 days or more after work is started.

OFFICE USE ONLY

Office Use Required Inspections	<input type="checkbox"/> - Footing <input type="checkbox"/> - Foundation <input type="checkbox"/> - Framing <input type="checkbox"/> - Insulation	<input type="checkbox"/> - Sheet Rock <input type="checkbox"/> - Final <input type="checkbox"/> - Re-Roof	<input type="checkbox"/> - Other _____
Office Use Census Code:	New <input type="checkbox"/> 101 - 1 Fam. Res. <input type="checkbox"/> 102 - 1 Fam. Attached <input type="checkbox"/> 103 - 2 Fam. (Duplex) <input type="checkbox"/> 104 - 3&4 Family <input type="checkbox"/> 105 - 5 or more Family <input type="checkbox"/> 213 - Hotel/Motel	New <input type="checkbox"/> 214 - Other Shelter <input type="checkbox"/> 318 - Amusement/Rec. <input type="checkbox"/> 319 - Place of Worship <input type="checkbox"/> 320 - Industrial <input type="checkbox"/> 321 - Non Res. Garage <input type="checkbox"/> 322 - Service Station <input type="checkbox"/> 323 - Hosp./Institution	New <input type="checkbox"/> 324 - Office/Bank <input type="checkbox"/> 325 - Utilities <input type="checkbox"/> 326 - Schools/Ed. <input type="checkbox"/> 327 - Retail/Rest. <input type="checkbox"/> 328 - Other Nonres. <input type="checkbox"/> 329 - Nonbldg <input type="checkbox"/> 434 - Alt./Add/ Res. <input type="checkbox"/> 437 - Alt./Add. Nonres. <input type="checkbox"/> 438 - Alt./Add. Res. Gar. <input type="checkbox"/> 645 - Demo 1-Fam. <input type="checkbox"/> 646 - Demo 2-Fam. <input type="checkbox"/> 647 - Demo 3&4 Fam. <input type="checkbox"/> 648 - Demo 5 or more <input type="checkbox"/> 649 - Demo Other

Description	Cost per Square Foot	Square Feet	Valuation
1 st Floor			
2 nd Floor			
Basement – Finished			
Basement - <i>Unfinished</i>			
Garage			
Deck			
Other			
		TOTAL	

Application Approved By:

City Planner/Zoning

Date _____

Permit Approved:

Building Official/Inspector

Date _____

Grading Plan Approved:

Engineering

Date _____

Fire Code Compliance:

Fire Marshal

Date _____