

**City of Farmington  
430 Third Street  
Farmington, MN 55024**

**Residential  
Accessory Structures  
(Sheds)**

**Information Sheet**

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The City of Farmington requires Building Permits for the construction of Accessory Structures (sheds) over 200 square feet **provided the following requirements are followed**. (No permits are required for sheds under 200 square feet but the following requirements still apply).

**ACCESSORY STRUCTURE:** A structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal structure including but not limited to attached or detached garage, storage shed or gazebo.

1. Accessory structures shall not exceed twelve feet (12') in building height.
2. Accessory structures located behind principal structure in the side or rear yard and at least ten feet (10') away from any structure.
3. Accessory structures shall meet the minimum requirements of the building code as approved by the building inspector.
4. Accessory structures over two hundred (200) square feet require a building permit. Submit detailed plans and survey with application.
5. Storage sheds are required to be anchored to the ground.
6. Accessory structures over 240 square feet require a floating slab.
7. Required setbacks from property lines differ for each residential zoning district.

SEE REVERSE side of this sheet for the setback requirements in your specific zoning district. Please contact the Planning Department if you are unsure of the zoning designation for your property.

**NOTE: No structures shall be placed on any utility or drainage easements.  
Almost all properties have easements. Therefore, you should check your property survey or contact  
City Hall for further information.**

Building Inspection Department: 651-280-6830  
Planning Department: 651-280-6822

## SETBACK REQUIREMENTS FOR ACCESSORY STRUCTURES\*

Setbacks are measured from the property line.

Zoning District	Side Yard	Rear Yard
R-1	6'	6'
R-2	6'	<b>Without Alley 3'</b> <b>With Alley 10'</b>
R-3	6'	<b>Without Alley 3'</b> <b>With Alley 10'</b>
R-4	6'	6'
R-5	6'	6'
R-T	3'	<b>Without Alley 3'</b> <b>With Alley 10'</b>
R-D	3'	<b>Without Alley 3'</b> <b>With Alley 10'</b>

\*Setbacks may be greater than shown in this table if easements are present. Please verify with an existing survey or plat of the property.

~ For CORNER LOTS the side yard with street frontage **must** comply with the front yard setback of the applicable zoning district.

# City of Farmington

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



## Application For Building Permit

Date \_\_\_\_\_

Permit No. \_\_\_\_\_

<b>Site Address</b>	_____
<b>Legal Description</b>	Lot _____ Block _____ Addition _____

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

**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** \_\_\_\_\_

<b>Bldg Permit Type:</b>	<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	
<b>Work Type:</b>	<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

<b>Office Use</b> <b>Required</b> <b>Inspections</b>	<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 _____
<b>Office Use</b> <b>Census Code:</b>	<b>New</b> <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	<b>New</b> <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	<b>New</b> <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 <sup>st</sup> Floor			
2 <sup>nd</sup> Floor			
Basement – Finished			
Basement - <i>Unfinished</i>			
Garage			
Deck			
Other			
		<b>TOTAL</b>	

**Application Approved By:**

\_\_\_\_\_  
City Planner/Zoning

**Date** \_\_\_\_\_

**Permit Approved:**

\_\_\_\_\_  
Building Official/Inspector

**Date** \_\_\_\_\_

**Grading Plan Approved:**

\_\_\_\_\_  
Engineering

**Date** \_\_\_\_\_

**Fire Code Compliance:**

\_\_\_\_\_  
Fire Marshal

**Date** \_\_\_\_\_