

Residential Sheds (accessory structures)

This handout is intended only as a guide and is based in part on the 2020 Minnesota State Building Code, Isanti City ordinances, and good building practice. While every attempt has been made to ensure the correctness of this handout, no guarantees are made to its accuracy or completeness. Responsibility for compliance with applicable codes and ordinances falls on the owner or contractor. For specific questions regarding ordinance & code requirements, refer to the applicable city ordinances, codes, or contact the Isanti Community Development Department.

Sheds are one story detached accessory structures used for tools, storage, or similar uses. A tree house is not a shed and regulated differently.

Permits and Plans

A **Zoning permit** is required for any shed or accessory structure up to 200 square feet, to verify it meets all zoning ordinance requirements. A **Building permit** is required for any shed more than 200 square feet.

- A Zoning or Building permit should include the following:
 - Site plan showing existing structures, locations, and property lines
 - Proposed location of new structure, size, and setbacks
 - Building plans for the proposed structure (if over 200 square feet)



Identifying property lines is the responsibility of the permit applicant. You can contact City Hall to inquire if there is a site survey on file for your property. For questions regarding setbacks, lot coverage, or location of shed, please contact the Associate Planner at 763-762-5765.

SETBACKS & LOT COVERAGE

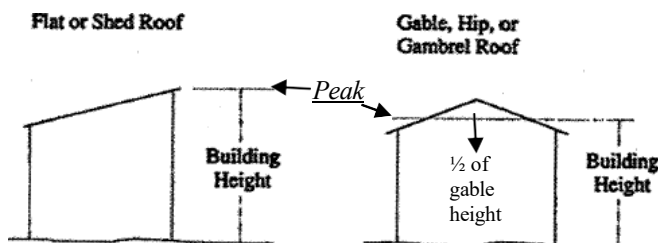
All accessory structures must meet the following City ordinance requirements:

- Cannot be in an easement, wetland, or storm water pond
- Cannot be within the front yard.
- Must have a minimum 5-foot setback from side and rear property lines.
- Detached accessory garages that will have access onto an alley shall be setback ten (10) feet from the property line adjacent to the alley.
- If the shed is on the side abutting a public road, the setback is 20 feet from the property line.
- The maximum allowable amount of impervious surface area that can be covered on a property, including all accessory buildings, is 40%.
- If the property has less than 1 acre then three accessory buildings are permitted. If the property has over 1 acre, then four accessory buildings are permitted. An additional two sheds under 170 square feet are permitted.

CONSTRUCTION

- Maximum building height is 14' measured from the ground to the peak of the roof.

Example:



- Isanti City ordinance states that an impervious floor surface is required if storing a vehicle or units with motors.
- Sheds must be anchored so as to withstand a 90-mph wind gust.
- Temporary storage sheds (canopy type) are prohibited.
- Pole type structures are permitted.
- Sheds must be compatible with principle structure in building materials and roof color.