



**City of Robbinsdale**  
**4100 Lakeview Avenue**  
**Robbinsdale, MN 55422**  
**(763) 531-1268**

# **STORAGE SHED INFORMATION**

## **Requirements for R-1 and R-2 Districts**

### **1. ZONING REQUIREMENTS:**

a. Setbacks - All storage sheds shall be setback a minimum of 18 inches from the side or rear property line and 2 feet from the rear property line if the property line adjoins an alley right-of-way. *(note: the property line usually starts one foot from the alley surface but distance may vary.)* Additional setback may be required if there is an easement. All storage sheds shall be setback a minimum of 6 feet from the principal building or are considered attached and may cause additional setback requirements. Accessory buildings in other than rear yards shall be reviewed by the planning department. No accessory buildings may be placed in the front yard.

b. Size - The total area of all accessory buildings shall not exceed any of the following:

1. The chart below sets forth the maximum size for a single accessory building and the total of all accessory buildings allowed:

Lot Width	Maximum Size for a Single Building	Total Coverage of All Accessory Buildings Allowed on a Lot
0 – 49 feet	800 square feet	1000 square feet
50 – 59 feet	860 square feet	1060 square feet
60 – 79 feet	920 square feet	1120 square feet
80 – 99 feet	1000 square feet	1200 square feet
100 plus feet	1200 square feet	1400 square feet

2. 25 percent of the rear yard.
3. The size of the principal building.

c. Height - The height shall not exceed 16 feet from average grade elevation to the mid-point of the roof or exceed the height of the principal structure.

**Building Permits are required for any storage shed that is 120 square feet or larger.**

To insure compliance for buildings that do not require a permit, plans should be submitted to the community development department for review and approval. An as built survey of the property may be necessary to calculate setbacks and rear yard coverage.

**2. REQUIRED INFORMATION WHEN APPLYING FOR A PERMIT:**

- a. Submit 2 copies of an “as built” certificate of survey indicating the lot dimensions, the location and of all existing structures, and the location and area of the proposed structure. Indicate the setbacks from the property lines.
- b. Submit 2 copies of drawings showing proposed designs and materials. Drawings shall be drawn to scale and shall include the following information.
- c. Floor plans shall include the following:
  1. Proposed shed size.
  2. Size and spacing of floor joists and rafters.
  3. Size of headers or beams.
  4. Type of lumber to be used.
- d. elevations of either a rear or side view shall include the following:
  1. Height of structure from grade.
  2. Diameter and depth of footings.
  3. Guardrail height (if any).
  4. Spacing of intermediate rails.

**3. BUILDING CODE REQUIREMENTS:**

**See Accessory Building Handout for permit and code requirements.**

**Permits are required prior to starting any work  
Footing inspections are required prior to pouring any concrete.**

THIS PAMPHLET IS WRITTEN AS A GUIDE TO THE MOST COMMON QUESTIONS AND PROBLEMS AND IS NOT INTENDED NOR SHALL IT BE CONSIDERED A COMPLETE SET OF REQUIREMENTS THESE REQUIREMENTS MAY CHANGE WITHOUT NOTICE

TO ENSURE COMPLIANCE FOR BUILDINGS THAT DO NOT REQUIRE A PERMIT, PLANS SHOULD BE SUBMITTED TO THE COMMUNITY DEVELOPMENT DEPARTMENT FOR REVIEW AND APPROVAL. AN AS BUILT SURVEY OF THE PROPERTY MAY BE NECESSARY TO CALCULATE SETBACKS AND REAR YARD COVERAGE