INTRODUCTION
An accessory building is a structure on a property that is incidental to the primary building. These can be either attached or detached. Common words for this type of building are garden/tool/utility shed. The Falcon Heights City Code regulates detached garages also as accessory buildings, but this Project Sheet will focus specifically on smaller accessory buildings.

SIZE AND PERMIT
Accessory buildings must be at least 35 square feet. All structures over 120 square feet require a building permit, which includes zoning approval. Structures between 35 and 120 square feet do not require a permit, but it is a good idea to bring your idea to City staff to make sure it meets the zoning requirements. Detached accessory buildings can only be located on R-1 zoned lots, and only one structure is allowed (excluding a detached garage). The building cannot occupy more than 40% of the rear yard and cannot be larger than 1,000 square feet.

PROHIBITED USE
No accessory building can be used for living purposes or as a dwelling unit.

APPEARANCE
Exterior colors of the accessory building must match the principal building or be earthen tones.

The structure must also be secure from wind displacement.

No door or other access opening can exceed 28 square feet.

HEIGHT
Attached accessory buildings cannot be taller than the principle structure.

Detached buildings have a maximum height of 12 feet from grade to the midpoint on a peaked roof.

LOCATION
Setbacks
Detached accessory buildings have the following setback requirements:
Front yard: At least 30 feet and not in front of the principal structure
Rear yard: Five feet
Interior side yard: Five feet
Corner side yard: At least 20% of the lot width. Lots smaller than 75 feet wide must have a corner side yard setback of at least 15 feet.
**Impervious Surface**

In the R-1 zone, impervious surface is measured with a formula to determine how much coverage is allowed. The amounts are as follows:

<table>
<thead>
<tr>
<th>Lot Area (sq. ft.)</th>
<th>Maximum Impervious Lot Coverage</th>
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<tbody>
<tr>
<td>7,370 or less</td>
<td>45%</td>
</tr>
<tr>
<td>Over 7,370 to 15,800</td>
<td>3,320 sq. ft. or 30%, whichever is greater</td>
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<tr>
<td>Over 15,800 to 34,000</td>
<td>4,940 sq. ft. or 20%, whichever is greater</td>
</tr>
<tr>
<td>Over 34,000</td>
<td>6,800 sq. ft. or 15%, whichever is greater</td>
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</tbody>
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**Property Lines**

It is the responsibility of property owners to determine their property lines. The City does not require a survey for accessory building projects, but it may be required, at the owner’s expense, if there is a dispute about property lines. Residents can also hire a survey company for their own records. The City also has a metal detector available for residents to borrow, which can be used to find the corner stakes of your property. It is also important to remember that the curb or street is not the property line. In many cases, the front or side property lines are 15 to 20 feet in from the curb.

**COMPOST STRUCTURE**

In the R-1 zoning district, residents are allowed one compost area. The setback requirements for compost areas are the same as detached accessory buildings, but they must be located in the rear yard. They can be no larger than 25 square feet or five feet in height.