



City of White Bear Lake
Community Development Department
4701 Highway 61 N.
White Bear Lake, Minnesota 55110
651-429-8561 | www.whitebearlake.org

SHEDS / SECOND ACCESSORY STRUCTURES

This handout is a summary of the permit & inspection process as well as standard requirements based on City Regulations and State Building Code regarding Sheds & Allowable Structures. Plans are subject to review and approval by the City Zoning Administrator and Building Inspector for compliance with Code Requirements. Information contained herein does not contain all of the specific codes for construction, and shall only be used as a guide.

Permit Submission Requirements:

- Completed zoning permit application.
- Two copies of a survey or site plan (which includes lot lines and dimensions, the locations and ground coverage area (size) of all existing structures, the location and ground coverage (size) of the proposed structure, setbacks from property lines and existing structures, building height, and any additional information which may be required.
- If any portion of the proposed structure is located in the rear yard, the rear yard coverage worksheet is required.
- If the property is located in the shoreland overlay district, the impervious area calculation worksheet is required.
- During busy times, permit approval may take approximately 7 to 10 business days. Please plan accordingly.

Shed Permit Fee: See current fee schedule at www.whitebearlake.org

Inspection Requirements: The inspection card and approved plans must be on site upon the start of work until the final inspection has been performed and passed. All construction work shall remain accessible and exposed for inspection until approved by the Building Inspection Department.

All required inspections will be listed on the permit card. A final inspection is required upon completion of project and approvals for all other inspections have been complete; please call 651-429-8518 to schedule an inspection. A 24 hour notice is required for all inspections (time frame may lengthen during busy times).

**A lot line inspection may be required prior to installation of the shed. Once the placement of the shed is staked and the property pins are exposed, call to schedule this inspection prior to constructing the shed/structure.*

Information and Guidelines:

Residential lots with either attached or detached garages are restricted to one additional accessory structure. The first accessory structure is always the garage, whether attached or detached. The second accessory structure may be either a storage shed or a recreational structure (such as gazebo or greenhouse). A pergola is not counted as one of the two allowed accessory structures, but still counts towards rear yard cover.

1. Regardless of structure size or type, all lots must adhere to the following size limitations:

- For lots having 10,500 square feet or less: The combined square footage of a storage shed and an attached or detached garage shall not exceed 1,000 square feet or 100 percent of the first floor area of the principal structure, whichever is more restrictive.
- For lots having greater than 10,500 square feet: The combined square footage of a second accessory structure and an attached or detached garage shall not exceed 1,250 square feet or 100 percent of the first floor area of the principal structure, whichever is more restrictive.
- No combination of accessory structures (deck, shed, garage) or uses (patio, driveway) may cover more than a certain percentage of the available rear yard area (rear wall of house to rear lot line):
 - ✓ Properties less than 10,000 sq. ft. in size: 35% (42% with an Administrative Variance).
 - ✓ Properties 10,000 sq. ft. in size or greater: 25% (33% with an Administrative Variance).

Please provide rear yard coverage worksheet with the permit application.

2. Second Accessory Structures under 120 sq. ft. in size:

- a) Setbacks: In most residential zoning districts, storage sheds must maintain a 5-foot setback from both the side and the rear property lines, may not be closer to a street than the home itself, and must maintain a 6-foot setback from the principal structure, or be considered part of the principal structure for setback purposes. Please check with the City Associate Planner at 651-429-8534 to confirm the applicable zoning district and setbacks.
- b) Height: The height is limited to 12 feet as measured from ground grade to the top of the roof.
- c) Building Design Requirements: Prior to calling for inspection: a) property pins must be visible in order to determine setbacks; b) If a concrete foundation is being used, prior to pouring concrete, ensure all forms are set up, mesh laid, rods wired in, etc. and call for a footing inspection which requires ensuring proper placement of the shed, as well as adequate footing size; c) If shed will sit on grade, and no footing will be poured, mark the shed location and call for setback and property pin inspection. *Building Final:* Final inspection requires ensuring the project is completed per the approved plans. Prior to calling for inspection, ensure all work on structure is complete, including any electrical and exterior building materials installed.

3. Second Accessory Structures over 120 sq. ft. in size:

- a) Through an Administrative Variance, a lot with a detached garage may have a second detached accessory structure over 120 sq. ft. in size, so long as it does not exceed 200 sq. ft. in size or 10% of the rear yard area. Setbacks, building height and design standards are the same as for a structure less than 120 sq. ft. in size, above. Also, see item vii on the next page.
- b) Through an Administrative Variance, a lot with an attached garage may have a detached accessory structure larger than 120 sq. ft. in size so long as it meets the following criteria:
 - i. Size: In no case shall the second accessory structure exceed 10 percent of the available rear yard area or 625 square feet, whichever is more restrictive.
 - ii. Setbacks: In most residential zoning districts, the structure must maintain a 5-foot setback from both the side and the rear property lines, may not be closer to a street than the home itself, and must

maintain a 6-foot setback from the principal structure, or be considered part of the principal structure for setback purposes. Please check the “General Residential Setback Requirements” handout or contact the City Associate Planner at 651-429-8534 to confirm the applicable zoning district and setbacks.

- iii. Height: The height is limited to 15 feet as measured to the mean of the roofline (from ground grade to the mid-point of a pitched roof), or the height of the principal structure, whichever is more restrictive.
- iv. Building Design Requirements: The same as for a garage. See the “Guidelines for Attached and Detached Garages” handout.
- v. Exterior Building Materials: The exterior color, design, and/or material shall be compatible with the principal structure.
- vi. Driveway: Each lot is allowed one curb cut (driveway); therefore a second garage may only be accessed over the yard or from an extension of the existing driveway. A driveway may not be constructed in front of the principal structure. Therefore, an extension of an existing driveway leading to a second garage is limited to the side of an attached garage with the required driveway setbacks (specified in the driveways and parking lots handout) or an extension through the existing attached garage. A second curb cut (driveway) requires Council approval of a Conditional Use Permit. (Roughly two months, \$400. Contact City Associate Planner).
- vii. Administrative Variance: An administrative variance is in addition to a building permit. Administrative variances have an application fee of \$25, are reviewed by City staff and require approval by all neighbors affected by the second garage - i.e., the neighbor(s)’ lots which are situated closest to the proposed structure’s location. Please contact the City Associate Planner at 651-429-8534 to receive administrative variance information.

4. Water-Oriented Accessory Structures:

- a) Size: Not to exceed 250 sq. ft.
- b) Setbacks: Such structures must maintain a 5-foot setback from the rear property line, and must maintain the same side yard setback as required for the principal structure. When adjacent to a water body, the setback from the OHWL is half of the principal structure’s required setback. Please check the “General Residential Setback Requirements” handout or contact with the City Associate Planner at 651-429-8534 to confirm the applicable setbacks.
- c) Height: Height is limited to 15 feet to the peak.
- d) Building Design Requirements: The same as for a garage. See the “Guidelines for Attached and Detached Garages” handout.

This document is for informational purposes only and is not intended to address every situation for the permitting and plan review process.