



Garage & Accessory Building Zoning Information

Definitions

Accessory building – Includes sheds, barns, chicken coops, play houses, gazebos, etc. A

subordinate building, the use of which is incidental and customary to that of the principal building, and which is not used or designed for use as a garage. Accessory buildings may be attached or detached.

Garage, private - An attached or detached building or portion of the principal building, including a carport, which is used primarily for storing passenger vehicles and recreational vehicles.

Size and Number

- **Maximum area** for private garages is 1,000 square feet.
- **Maximum number** of accessory structures (excluding garages) is 1.
- **Maximum impervious surface area** of ALL buildings, structures, and pavements may not be more than 50% of the lot area.

Building & Zoning Permits

- **Survey or scale drawing** must be submitted by the applicant, showing: **Lot Size, **Adjacent Streets, and **Exact Locations and Dimensions of existing and proposed buildings and all impervious surfaces
- **Permit Fee** is \$50 for structures smaller than 200 square feet. Based on valuation for larger structures.
- **Variations** for proposed buildings that are not in line with current Osseo Zoning Code.

For More Information

Contact Osseo's Planning Department at 763-425-1454 or email cityhall@ci.osseo.mn.us

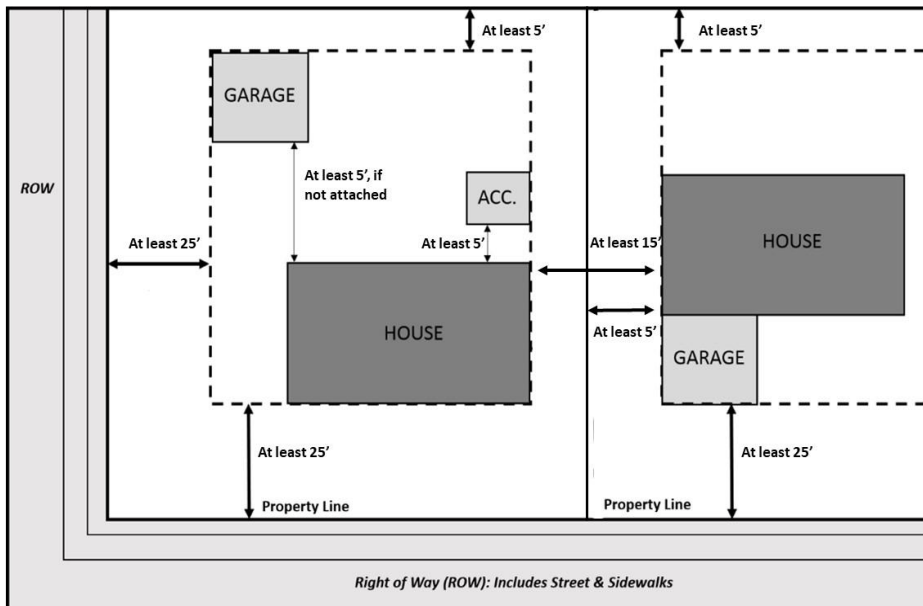
For Permit Forms

Visit www.discoverosseo.com/services/permits-and-licenses/ or stop by City Hall at 415 Central Avenue, Osseo during regular business hours. Completed forms can be mailed to City Hall (please include a stamped envelope and non-cash form of payment), faxed to 763-425-1111, or emailed to cityhall@ci.osseo.mn.us

Electronic Payments

Osseo can accept Credit Card payments over the phone, or via a faxed Credit Card Authorization Form. This form can be found on www.discoverosseo.com

Last updated: 10/05/2020 ja



Setbacks: R1 Residential Zone

- **Front & Side Yard (along a street)** 25 Feet, measured from lot line
- **Interior Side Yard (along another lot)** 15 Feet, from lot line.
- * Accessory buildings may be as close as 5 feet from lot line on side yards.
- **Rear Side Yard** 5 feet, measure from lot line
- Setbacks are measured from lot lines, which do not always coincide with street or sidewalk edges. The only way to know where lot lines are for certain is to have a survey done. General locations can be found at <http://www.hennepin.us/propertytaxsearch>
- Access paths and driveways may be located anywhere on a property; no setback requirements apply
- All parking must occur on an improved surface, including gravel or pavement

City of Osseo Setbacks and Zoning Information

Zoning District	Building Height Max. (feet) ^e	Access. Height Max. (feet)	Lot Size Min (s.f)	Lot Width Minimum (feet)	Setbacks ^f					Minimum Site Area Per Dwelling Unit (sq. feet)	Dwelling Floor Area Ratio	Max. Impervious Surface(%)
					Front Yard (Feet)	Corner Side Yard (Feet)	Side Interior (Feet)	Rear Yard (Feet)	Accessory Side/Rear Yard (Feet) (Alley)			
R-1											0	
One-family	25	10 ^g	8,250	50	25	25 ^c	15 ^b	5	5			50%
Two-family	25	10 ^g	10,000	50	25	25 ^c	15 ^b	5	5			50%
R-2												
Multiple family	25 (65) ^b											
Efficiency		10 ^g	21,780	130	35	25	10	10		400	N/A	50%
1-bedroom		10 ^g	21,780	130	35	25	10	10		525	N/A	50%
2-bedroom		10 ^g	21,780	130	35	25	10	10		650	N/A	60%
More		10 ^g	21,780	130	35	25	10	10		Add 125 s.f. each additional bedroom	N/A	60%
CBD	35	15	7,200	50	0	0	0 ^d	0	0	N/A	N/A	100%
C-2	35	15	15,000	90	45	45	10	10	20	N/A	1	60%
M	40	15	20,000	100	50	50	10	20	35	N/A	1	-
Definitions:												
43,560 square feet = 1 acre												
Floor area ratio = total floor area of principal and accessory structure in direct ratio to the gross area of the lot												
Notes:												
^a 65 ft. if structure is designed for multiple residents												
^b On interior lots, there must be at least 15 feet between dwellings with a minimum of 5 feet from the lot line												
^c The buildable principal structure area must not be less than 32 feet in width, exclusive of setbacks												
^d When a commercial building shares a common boundary with a residential use property, a side yard set back of 10 feet is required												
^e The building height limits established herein for districts shall not apply to the following: belfries; chimneys or flues; church spires; cooling towers; cupolas and domes which do not contain useable space; elevator penthouses; flag poles; monuments; parapet walls extending not more than 3 feet above the limiting height of the building												
^f The following shall not be considered as encroachment on required yard setbacks:												
(1) Flues, belt courses, leaders, sills, pilasters, lintels, ornamental features, cornices, eaves, gutters, and the like, provided they do not project more than two feet into the required yard												
(2) Ground level patio, i.e., patio that is flush with the ground												
(3) In rear yards, recreational and laundry drying equipment, arbors and trellises, detached outdoor living rooms, and air conditioning or heating equipment to a point not less than ten feet from the rear lot line												
(4) A one-story enclosed entrance for a detached one-family, duplex, or townhouse dwelling may extend into the front yard setback not exceeding four feet												
^g Except private garages are allowed to be up to 15 feet in height												

(1997 Code, Ch.25, Table1) (Am. Ord. passed 9-22-2003; Am. Ord. 2005-5, passed 8-8-2005)