

Date Received: _____
Received By: _____
Permit #: _____



651-747-3900
3800 Laverne Avenue North
Lake Elmo, MN 55042

BUILDING PERMIT APPLICATION

Project Address: _____
Property Owner: _____ Phone # _____
Address _____ Email Address: _____
PID # _____ Lot _____ Block _____

General Contractor: _____
Address: _____
License #: _____ Phone # _____
Email Address: _____

Proposed Use: (check one) Dwelling _____ Private Garage _____ Deck _____ Home Addition _____
Finish Basement _____ Three Season Porch _____ Siding _____ Roofing _____ Business/Commercial _____
Other _____

Description of Project: _____

Use and Occupancy: _____ Type of Construction: _____
Estimated Value: _____

This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction work is suspended or abandoned for a period of 180 days at any time after work has commenced. I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of the laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provision of any other state or local law regulating construction or the performance of construction.

Signature: _____ Date: _____

City Use Only

Planning: Zoning District: _____ Minimum Setbacks Required: Front _____ Side _____
Rear _____ Road Right of Way _____ Other _____
Reviewed by: _____ Date: _____
Subject to the following conditions: _____

Building Inspections: Reviewed by: _____ Date: _____
Subject to the following conditions: _____

Engineering: Reviewed by: _____ Date: _____
Subject to the following conditions: _____

Public Works: Reviewed by: _____ Date: _____
Subject to the following conditions: _____

If you have questions on code items, require inspections or to schedule an inspection call 651-747-3900.



Site Plan Minimum Requirements

As site plan must be submitted with all building permit applications that will increase the size or number of structures on a site. A permit will not be issued until all applicable zoning requirements, including building setbacks and impervious coverage ratios, can be verified upon review of the site plan.

Site Plan for Zoning Applications

Site Plan for Building Permit Application which:

- increases size of main building by 100 square feet or more
- accessory buildings or additions over 100 square feet in size

Must depict:

- All property lines
- Principal structure
- Proposed addition/building
- Proposed setbacks for new/expanded building from the nearest property lines
- Driveway location and width (for new garages)
- Calculation of total lot area (square feet) w/impervious surface calculations.

May require (shoreland, floodplain, steep slopes):

- Grading and drainage plan
- Erosion control measures

For lots with ISTS (Wastewater Treatment/Septic Systems):

- Drainfield, tanks, and pipes associated with ISTS
- Setbacks to new/expanded buildings



Lake Elmo City Hall
651-747-3900
3800 Laverne Avenue North
Lake Elmo, MN 55042

Accessory Building Informational Sheet

For Rural Districts

1. A building permit is required for accessory buildings greater than two hundred (200) square feet. A zoning permit is required for accessory buildings of two hundred (200) square feet or less.
2. Accessory buildings must meet the required setbacks depending on the zoning of the property. Accessory buildings shall not be located within utility and drainage easements. It is the owner's responsibility to verify the location of the property lines.
3. Accessory buildings may not exceed 22 feet in height and shall not exceed the height of the principal structure. Garage doors and other openings shall not exceed 14 feet in height with the exception of buildings used for agriculture.
4. Accessory buildings shall be anchored to a concrete slab, or other methods approved by the Building Department.
5. Accessory buildings shall not be located closer to the front property line than the principal building.
6. No accessory building or use shall be constructed or developed on a lot prior to construction of the principal building.
7. Allowable number and size of accessory structures is based on lot size.
8. Accessory buildings shall be located at least six (6) feet from the principal structure.
9. The exterior building materials, design and color shall be similar or compatible with the principal building with the exception of domesticated farm animal buildings, agricultural buildings, pole buildings, gazebos, swimming pools and greenhouses.
10. Exempt structures not included in number and size calculations for total accessory buildings allowed include storage shed up to 160 sq feet, patios, tennis and sports courts, animal structures up to 200 square feet, water oriented accessory structures, unenclosed playhouses, gazebos up to 120 square feet and 12 foot maximum height, swimming pools, patios and detached decks up to 120 square feet in size.
11. Attached garages must not exceed the footprint size of the principal building.



Lake Elmo City Hall
 651-747-3900
 3800 Laverne Avenue North
 Lake Elmo, MN 55042

Lot Size	Maximum Structure Size^a (square feet)	No. of Permitted Bldgs
under 1 acre	1,200 ^b	1
1 - 2 acres	1,200	1
2 – 5 acres	1,300	1
5 – 10 acres	2,000	2
10 – 15 acres	2,500	2
15 – 20 acres	3,000	2
20 – 40 acres	4,000	2
40+ acres	Unregulated ^c	Unregulated ^c

Notes to Table 9-3

- a. Maximum structure size accounts for the total maximum area allowed for all permitted accessory structures combined.
- b. The 1,200 square foot allowance is for the combined area of the attached and detached accessory structure or residential garage.
- c. To be allowed additional accessory buildings beyond two total buildings, the buildings must be agricultural buildings as defined in §154.213 or clearly serve an agricultural purpose in the judgment of the City.

Minimum Accessory Building Setbacks (feet)

	RT	A	RR	RS	RE
Front Yard	30	200	30	30	100
Interior Side Yard	10	200	10	10	15
Corner Side Yard	25	200	25	25	30
Rear Yard	40	200	40	10	15



Lake Elmo City Hall
 651-747-3900
 3800 Laverne Avenue North
 Lake Elmo, MN 55042

Lot Size	Maximum Structure Size^a (square feet)	No. of Permitted Bldgs
under 1 acre	1,200 ^b	1
1 - 2 acres	1,200	1
2 – 5 acres	1,300	1
5 – 10 acres	2,000	2
10 – 15 acres	2,500	2
15 – 20 acres	3,000	2
20 – 40 acres	4,000	2
40+ acres	Unregulated ^c	Unregulated ^c

Notes to Table 9-3

- a. Maximum structure size accounts for the total maximum area allowed for all permitted accessory structures combined.
- b. The 1,200 square foot allowance is for the combined area of the attached and detached accessory structure or residential garage.
- c. To be allowed additional accessory buildings beyond two total buildings, the buildings must be agricultural buildings as defined in §154.213 or clearly serve an agricultural purpose in the judgment of the City.

Minimum Accessory Building Setbacks (feet)

	RT	A	RR	RS	RE
Front Yard	30	200	30	30	100
Interior Side Yard	10	200	10	10	15
Corner Side Yard	25	200	25	25	30
Rear Yard	40	200	40	10	15

CITY OF LAKE ELMO
COUNTY OF WASHINGTON
STATE OF MINNESOTA

ORDINANCE NO. 08-104

AN ORDINANCE AMENDING THE LAKE ELMO CITY CODE OF ORDINANCES BY
AMENDING THE CITY'S PROVISIONS RELATED TO ACCESSORY STRUCTURES

SECTION 1. The City Council of the City of Lake Elmo hereby amends Title XV: Land Usage; Chapter 154: Zoning Code, by repealing City Code Sections 154.902 through 154.903 in their entirety.

SECTION 2. The City Council of the City of Lake Elmo hereby amends Title XV: Land Usage; Chapter 151: Building Regulations, by repealing City Code Section 151.024 in its entirety.

SECTION 3. The City Council of the City of Lake Elmo hereby amends Title XV: Land Usage; Chapter 154: Zoning Code; Section 213 and 214 by adding the following language:

ARTICLE 5. GENERAL REGULATIONS

§154.213 Accessory Buildings and Structures, Generally
§154.214 Pole Construction Buildings

§154.213 Accessory Buildings and Structures, Generally

- A. *Purpose.* Within the city of Lake Elmo, the following provisions shall apply to accessory building and structures in all zoning districts.
- B. *Definitions.* The following words, terms and phrases, when used in this section, and all sections pertaining to accessory buildings or structures, shall have the meanings ascribed to them in this subsection, except where the context clearly indicates a different meaning:

Agricultural Farm Building. An accessory building used or intended for use on an active commercial food-producing farm operation of more than 20 acres. A Minnesota Pollution Control Agency permit may be required.

Detached Domesticated Farm Animal Building. A 1-story accessory building used or intended for the shelter of domestic farm animals and/or related feed or other farm animal supportive materials. The building may require a Minnesota Pollution Control Agency feedlot permit in addition to site and building plan approval.

Detached Residential Accessory Building. A 1-story accessory building primarily used or intended for the storage of automobiles and other miscellaneous equipment.. No door or other access opening shall exceed 14 feet in height.

Storage or Tool Shed. A 1-story accessory building of less than 160 square feet gross area with a maximum roof height of 12 feet.

- C. *Permit Required.* All accessory building and structures require either a certificate of zoning compliance or a building permit as determined by the Minnesota State Building Code.
- D. *Principal Structure Necessary.* No accessory buildings of structures shall be constructed nor accessory use located on a lot until a building permit has been issued for the principal structure to which it is accessory.
- E. *Proximity to Principal Structure.* Accessory buildings shall maintain a six (6) foot setback from the principal structure. An accessory building or structure will be considered as an integral part of the principal building if it is located six (6) feet or less from the principal structure.
- F. *Storage or Tool Sheds.* A storage or tool shed as defined in this section may be placed on any lot in addition to the permitted number of accessory buildings.
- G. *Exempt Structures.* The following residential improvements shall be exempt from the maximum allowed structure size and number requirements in residential districts:
 - 1. Unenclosed playhouses
 - 2. Gazebos up to a total of 120 square feet in size and a maximum of twelve (12) feet in overall height
 - 3. Detached decks over thirty (30) inches in height up to a total of 120 square feet in size
 - 4. Outdoor swimming pools
 - 5. Patios
 - 6. Tennis and sport courts
 - 7. Structures, sheds or coops up to a total of two hundred (200) square feet in size used to house permitted animals, such as chickens, horses, or other livestock. These structures must not exceed twelve (12) feet in height and must meet all required setbacks per MPCA guidelines and the City's animal ordinances.
 - 8. Water oriented accessory structures as permitted in accordance with the City's Shoreland Ordinance.

§154.214 Pole Construction Buildings

- A. *Pole Construction Buildings, A and RR Districts.*
 - 1. Pole construction buildings are permitted in the A and RR zoning districts subject to the setbacks and other performance standards required under the Zoning Code.
 - 2. Pole construction buildings are prohibited on properties zoned A and RR where a conditional use permit has been issued for an open space preservation (OP) development.
- B. *Pole Construction Buildings, RS District.* Pole construction buildings are permitted in the RS zoning district only on parcels that are abutted by land zoned Rural Residential (RR) or Agricultural (A) Zoned along 75% or more of the perimeter of the subject parcel.

SECTION 4. The City Council of the City of Lake Elmo hereby amends Title XV: Land Usage; Chapter 154: Zoning Code; Section 406 to read the following:

§154.406 Accessory Structures, Rural Districts.

- A. *Size and Number.* The maximum number and size of accessory buildings permitted in rural zoning districts are outlined in Table 9-3:

Table 9-3: Accessory Buildings, Rural Zoning Districts

Lot Size	Maximum Structure Size ^a (square feet)	No. of Permitted Bldgs
under 1 acre	1,200 ^b	1
1 - 2 acres	1,200	1
2 - 5 acres	1,300	1
5 - 10 acres	2,000	2
10 - 15 acres	2,500	2
15 - 20 acres	3,000	2
20 - 40 acres	4,000	2
40+ acres	Unregulated ^c	Unregulated ^c

Notes to Table 9-3

- a. Maximum structure size accounts for the total maximum area allowed for all permitted accessory structures combined.
 - b. The 1,200 square foot allowance is for the combined area of the attached and detached accessory structure or residential garage.
 - c. To be allowed additional accessory buildings beyond two total buildings, the buildings must be agricultural buildings as defined in §154.213 or clearly serve an agricultural purpose in the judgment of the City.
- A. *Additional Accessory Buildings.* Allowances for additional accessory buildings in A and RR zones may be considered via a conditional use permit.
- C. *Structure Height, Rural Districts.* No accessory building shall exceed twenty-two (22) feet in height or the height of the principal structure, with the exception of buildings that are intended for a farming or other agricultural use in the judgment of the City. Building projections or features, such as chimneys, cupolas, and similar decorations that do not exceed twenty-five (25) feet in height are permitted in rural districts.
- D. *Structure Location, Rural Districts.* No detached garages or other accessory buildings shall be located nearer the front lot line than the principal building on that lot, unless, by Resolution of the City Council, an exception is made to permit a detached garage or accessory structure nearer the front lot line than the principal building.
- E. *Exterior Design and Color.* The exterior building materials, design and color of all accessory building or structures shall be similar to or compatible with the principal building, with the exception of the following accessory building or structures:
1. Detached domesticated farm animal buildings
 2. Agricultural farm buildings
 3. Pole buildings, as defined and regulated in §154.214.
 4. Gazebos
 5. Swimming pools

6. Other structures in which the required design is integral to the intended use, such as a greenhouse.
- F. *Openings and Doors.* Garage doors and other openings shall not exceed fourteen (14) feet in height for all accessory structures, with the exception of buildings that are intended for a farming or other agricultural use in the judgment of the City.
 - G. *Attached Garages, Size.* Attached garages must not exceed the footprint size of the principal building.