City Of Austin
500 Fourth Avenue N.E.
Austin, Minnesota 55912-3773

Building Department

507-437-9950 Fax 507-437-7101

Detached Storage Buildings 200 Sq. Ft. or Less

A Zoning Permit **is required** for a shed up to 200 sq.ft.

PERMIT REQUIREMENTS Please provide the following:

1. On the attached plot plan draw **all** buildings on your property, dimensions of the buildings, and the distances from the buildings to the property lines. Please identify streets and/or alleys.
2. Minimum setback of 5' is required on rear and side property lines. Corner lots shall be 12.5' from side property line to adjacent street.
3. If storage building location is within the floodplain certain restrictions apply. Please contact the Austin Planning and Zoning Department before making permit application.

NOTE: The receipt you receive upon payment for the building permit application is NOT your permit to build. Your permit will be mailed to you after approval by the Building Official. No work shall be started without prior approval from the Building Official, or until you receive your permit in the mail.

Call Gopher State One at 1-800-252-1166 to identify utility locations prior to digging.

Detached accessory structures are limited to the size of 1,200 sq.ft. in residential districts for lots less than one (1) acre in size, and 1,800 square feet for lots equal to or greater than one (1) acre Lots in a Residential District are limited to a total of 40% building coverage. The maximum number of detached accessory structures per lot shall be limited to two.

RECOMMENDATIONS: A structure **200 sq.ft.** or less is not regulated by the Minnesota Residential Code. The following is a list of recommendations only:

1. Wood framing members that come in contact with concrete or within 6" of the ground should be treated.
2. If a slab is to be used for the floor, ½" anchor bolts spaced 6' on center should be used.
3. A minimum of two anchoring type devices.

Call Gopher State One at 1-800-252-1166 to identify utility locations prior to digging!

PLOT PLAN

ADDRESS: _____

LEGAL
DESCRIPTION: _____

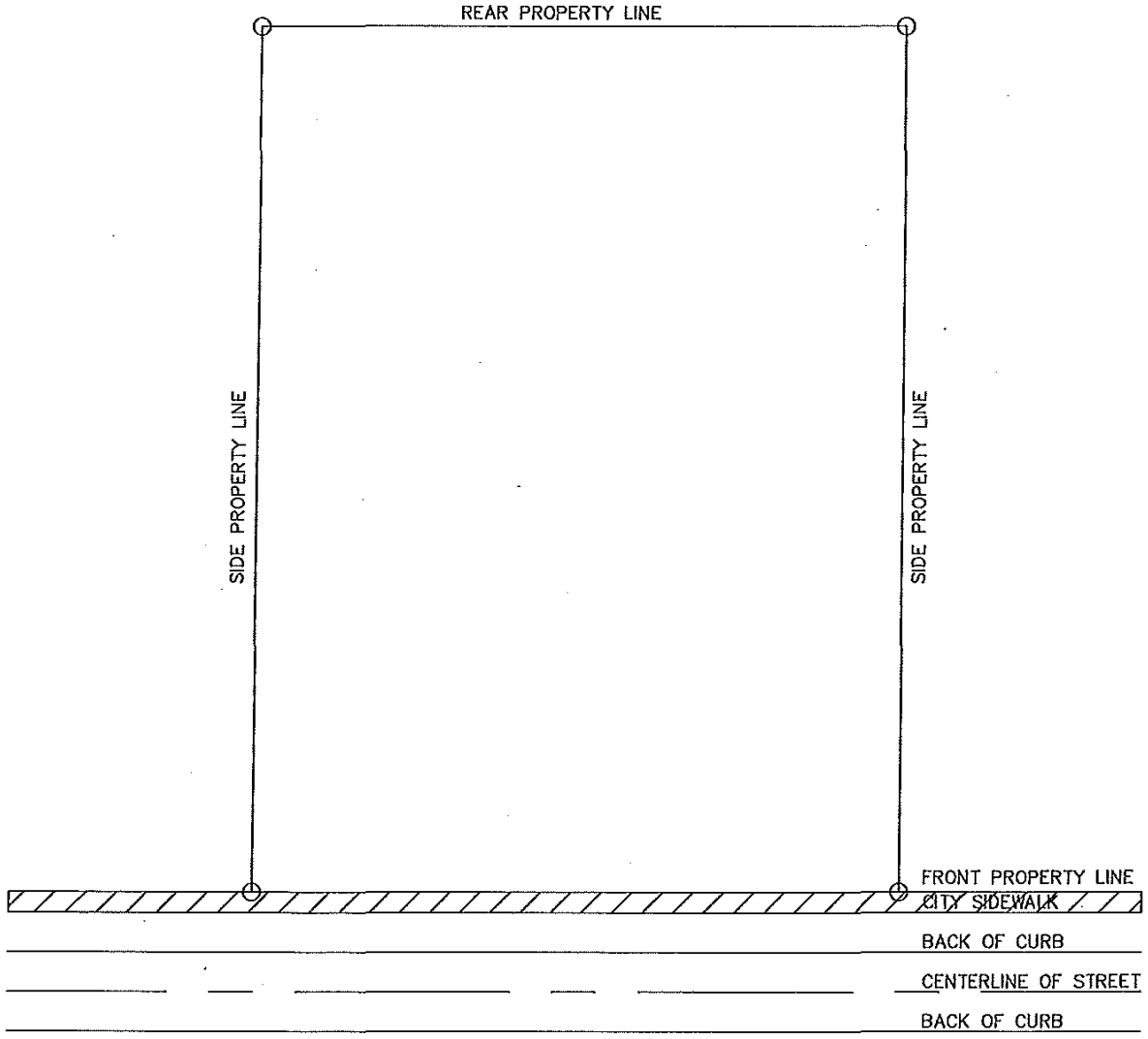
LOT BLOCK ADDITION

SITE AREA: _____ SQ. FT. AREA OF SITE OCCUPIED BY BUILDING: _____ SQ. FT.

INSTRUCTIONS TO APPLICANT: COVERAGE PERCENTAGE: _____ %

FOR NEW BUILDINGS AND BUILDING ADDITIONS THE FOLLOWING INFORMATION MUST BE PROVIDED IN THE SPACE BELOW:

1) Location of proposed construction and existing improvements.
2) Show buildings (square footage) and setback distances of existing buildings and new structures.
    a) How far the new building will be away from the front property line.
    b) How far the new building will be away from the side property line.
    c) How far the new building will be away from the rear property line.
    d) How for the new building will be away from existing structures.
3) Show easements.
4) Indicate whether property is a corner lot.
5) Show street and avenue location.



SIGNATURE OF OWNER OR AUTHORIZED REPRESENTATIVE: _____

RESIDENTIAL MINIMUM REQUIRED YARD SETBACKS

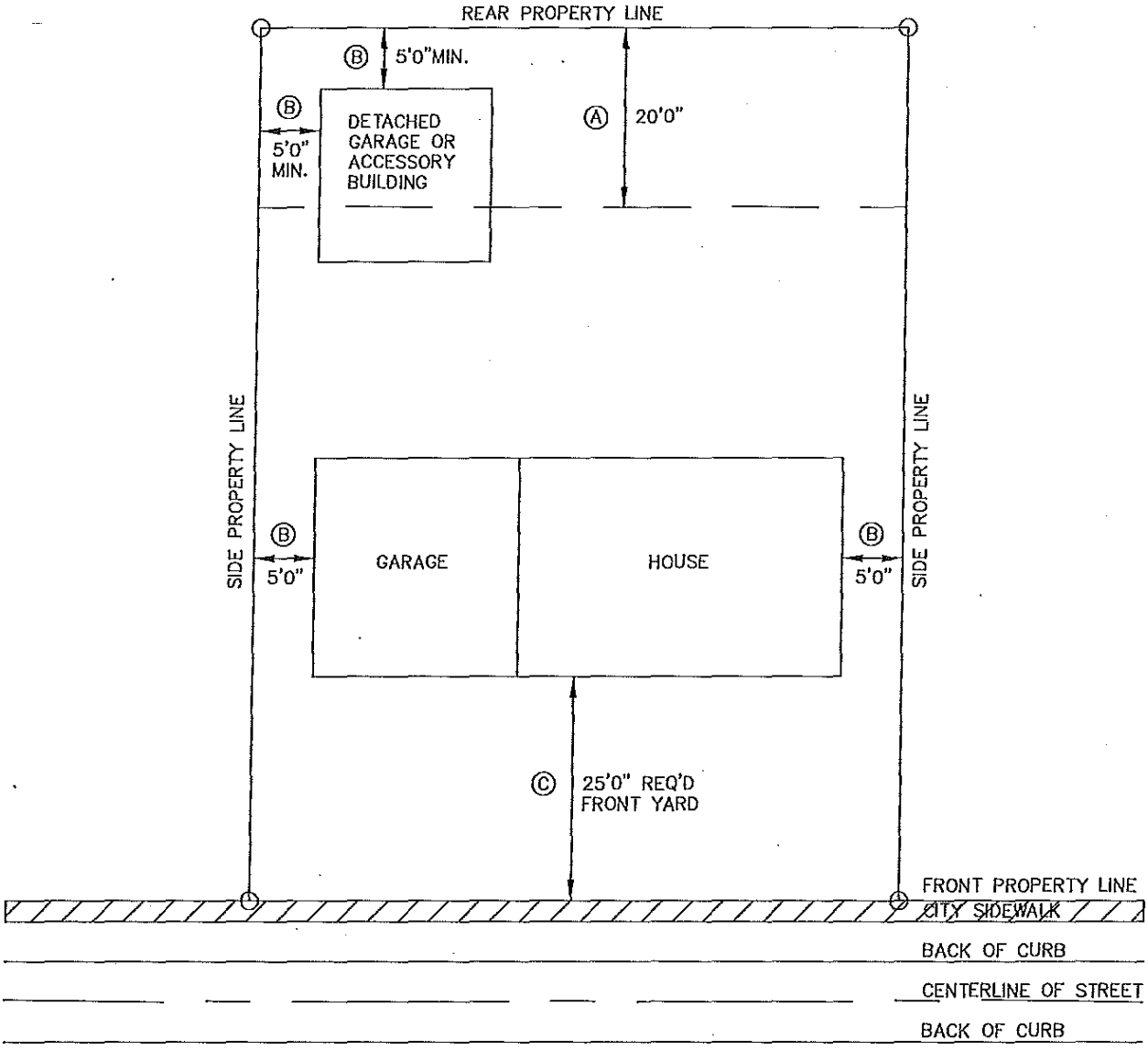
SETBACKS

"A" Rear Yard — R1 = 20' 0" required to rear property line.
"B" Side Yard — 5' minimum on interior side yards. Minimum corner side yard setbacks.
"C" Front Yard — R1 = 25' 0" minimum.

OTHER DEVELOPMENT RESTRICTIONS

Maximum structure lot coverage 40%
Maximum accessory buildings limited to 1,000 sq. ft.

Average Depth of Front Yards. In any District where front yards are required, whenever the average depth of at least two existing front yards on lots within one hundred (100) feet of the lot in question and within the same block is less or greater than the least front yard depth prescribed elsewhere in this Chapter, the required depth of the front yard on such lot may be modified, In such cases, this shall not be less than the average depth of said existing front yards on the two lots immediately adjoining or in the case of a corner lot, the depth of the front yard on the lot immediately adjoining.



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