

Quick Reference Guide

Agricultural and Residential Accessory Structures

Development Code Chapter 2, Sections 3.2 and 3.14

Updated: 10/30/2019

Disclaimer: This guide is designed as a reference to the most common questions about the City's regulations and is not a complete listing of all requirements that may apply to your particular situation. Please review the full text of the ordinance(s) and/or consult with city staff before making a significant investment of time or money in reliance upon this information.



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Topic/ Issue	Code Reference	Summary/ Notes
Permits required	3.2 (1)	A building permit is required for all accessory structures except agricultural buildings which require an administrative permit, or buildings smaller than 120 sq. ft.
Standards	3.2	(1) No accessory structure built before the principal structure. (2) No accessory structure shall be located closer to the road unless: (A) The parcel is on lakeshore and all other setbacks are met; or (B) 200' from the road ROW and lot is greater than 5 acres; (C) Physical conditions on the property prevent location in side or rear yard on parcels less than 5 acres. (3) (A) Accessory structures may not include a dwelling unit unless it meets the standards of Section 4.2. Other accessory structures may not be rented, leased, or sold separately from the rental, lease, or sale of the primary single-family dwelling on the lot. (3) (B) Accessory structure height is limited to the permitted building height in each zoning district.
Size and Number of Buildings, Agricultural and Residential Districts	3.2 (3)(C)	See chart on Page 2.
Exception for Historic Accessory Buildings and Structures	Chapter 2, Section 3.2(5)&(6)	Exceptions may be granted based on criteria and requirements as found in the Development Code for the preservation of historic buildings and structures that originate within Scandia and adjacent communities.
Building Type and Materials, Residential Accessory Structures	Section 3.14 (3)	Parcels less than 4 acres, excluding road right-of-way: All accessory buildings shall resemble the principal structure with regards to materials, color, roof line and siding---except sheds (<120 sq ft), greenhouses, gazebos, decorative shelters and historic buildings. No building exterior shall be constructed of sheet steel, sheet iron, sheet aluminum, corrugated aluminum or plain, flat, unpainted concrete block. Parcels less than 20 acres: shall provide a minimum one foot overhang with finished soffits or equal to the principal structure that has no or minimal overhang.
Agricultural/ Farm Animal Buildings	Chapter 1, Section 4.2 (5)	Agricultural Building: <i>a structure on agricultural land designed, constructed, and used to house farm implements, livestock or agricultural produce or products used by the owner, lessee or sublessee of the building and members of their immediate families, their employees and persons engaged in the pickup or delivery of agricultural produce or products.</i>

Topic/ Issue	Code Reference	Summary/ Notes
Agricultural/ Farm Animal Buildings	Chapter 2, Section 3.2 (F)	<p>Accessory structures used to shelter domestic farm animals shall meet the following setbacks:</p> <p>(a) Any property line -- 100 feet (b) Any existing well or residential structure on the same parcel-- 50 feet (c) Any seasonal or year-round wetland, lake or stream-- 200 feet</p> <p>Animal structures, feedlots or manure storage shall not be placed on slopes which exceed 13%.</p>

Permitted Total Square Footage and Number of All Accessory Structures (Section 3.2(3) (C))

Lot Size	Residential Accessory Structures (non-agricultural) *		Agricultural and Rural Buildings	
	Number of Structures**	Total Square Footage	Number of Structures	Total Square Footage
Parcels less than 1 acre	1	720 sq. ft.	None	None
1.0 to less than 3.0 acres	1	1,000 sq. ft.		
3.00 acres to less than 5.00 acres	2	2,500 sq. ft.		
5.00 acres to less than 10.00 acres	2	3,000 sq. ft.	1 rural use building*** (3 total)	4,000 sq. ft. including non-agricultural buildings
10.00 acres to less than 20.00 acres	2	3,500 sq. ft.	2 agricultural buildings (4 total)	6,000 sq. ft. including non-agricultural buildings
20.00 acres to less than 30.00 acres	2	4,500 sq. ft.	No limit provided structures are agricultural buildings.	No limit provided structures are agricultural buildings
30.00 acres to less than 40.00 acres	2	5,500 sq. ft.		
40.00 acres to less than 60.00 acres	2	6,000 sq. ft.		
60.00 acres to less than 80.00 acres	2	7,000 sq. ft.		
80.00 acres and larger	2	8,000 sq. ft.		

* If the property has no attached garage, one detached garage up to 24'x 36' in size is permitted in addition to the number of accessory structures listed in Section (C) above. This exception is intended to permit a garage only, and the square footage of the garage may not be added to the number or square footage of accessory structures that are permitted on the property by the table above. The total area of structures including the garage shall meet the lot coverage requirements. The property owner must demonstrate that there is adequate space available on the parcel for a primary and secondary septic system that meet Washington County SSTS ordinance requirements outside the area proposed for the garage.

** One single story shed of 120 square feet or less is permitted in addition to the number of accessory structures listed in Section (C), above. Ice fishing houses stored on parcels of land during non-winter months shall be deemed to be the permitted shed.

*** One rural accessory structure to shelter domestic farm animals or to provide storage for rural/farm uses is permitted on lots between 5.0 and 10.00 acres.

**** The lot size of parcels within Shoreland areas shall include only the area of the lot that is above the Ordinary High Water Level (OHWL).