



Building & Zoning FAQ

Do I need a permit for a shed? Yes - a ZONING permit is required for a shed up to 200 sq ft.

A BUILDING permit is required for sheds exceeding 200 sq ft.

How big can my garage be? Accessory buildings are limited to 1200 sq ft in R zones and 5000 sq. ft in suburban zones.

Is there a limit on how tall my garage can be? Yes 18 ft in R zones, 35 ft in Suburban zones

How many accessory buildings can I have on my property? 3 in R zones, 5 in S zones

Is my 8x8 shed considered an accessory building? Yes, any garage or shed is an accessory building regardless of its size. Any structure, although it may not require a BUILDING permit, still requires a ZONING permit. This includes small sheds or free-standing decks.

I have an empty lot in town. Can I build a garage on it? No, accessory buildings are not allowed unless there is a primary dwelling on the property.

Can I build a shed right next to my house? No, the setback for an accessory building is 10 ft from a primary dwelling, and 5 ft from any other accessory building. Requires a ZONING permit.

How close to my side property line can I build a shed? Minimum side yard setback is 5 feet on these structures.

Do I need a permit to replace rotten deck boards? No

Can I turn my deck into a 3 season porch? No, unless the deck was originally designed to carry the additional loading.

Do I need a permit for siding my house? Yes

Can I do my own plumbing work? Only in a building you occupy. Otherwise it must be completed by a licensed plumber. Both require a plumbing permit.

Do I need a permit to do electrical work? Yes. Electrical permits are issued by the state. Go to MNDOLI to apply.

What do I need to do if I want to build a fence? Complete a fence worksheet. Provide a drawing of your property and where the fence is going. The fence worksheet will have all the rules set forth by the City attached.

How much do permits cost? Some permits have a fixed fee, other permits are based off the value of your project.

Permits with fixed fees:

- Roofing (with the exception of commercial properties) \$51.00
- Siding \$51.00
- Zoning \$50.00
- Fence Permit: \$50.00
- Excavation \$50.00

****Prices for doors/windows only apply if the size/opening is NOT being changed****

- Doors and/or Windows (qty 1-3) \$26.00
- Doors and/or Windows (qty 4-6) \$51.00
- Doors and/or Windows (qty 7+) \$81.00

Do I Need It Or Not?

You don't need a Building Permit for:

- Painting, wall papering, ceramic tile, similar wall finishes
- Carpeting and other floor coverings including wood floors
- Cabinets, countertops and vanities
- Gutters and downspouts, window wraps, and soffit and fascia
- Window awnings supported by the exterior wall of the dwelling
- Patios, private sidewalks, and replacement of non-structural garage floors
- Retaining walls not over four feet in height from the bottom of the footing to top of the wall

You do need a Zoning Permit for:

- Decks, landings, and unroofed porches not more than 30 inches above grade and not structurally connected to the dwelling
- Fences
- One story tool and storage sheds, play houses and similar uses not exceeding 200 square feet

What's the Difference between a Zoning and Building Permit?

Most development is regulated under two different codes: the Zoning Code and the Building Code. Receiving a Zoning Permit is generally the first step in the development process, followed by applying for and receiving a Building Permit. For some projects, zoning clearance is given as part of the review of an application for a Building Permit; in other instances, a separate Zoning Permit is required prior to an application for a Building Permit.

- Zoning permits regulate setbacks, types of uses, height, parking requirements, design (for some types of projects) and similar concerns. The City is divided into zoning districts and each zoning district will have its own set of regulations. For example, the regulations that would apply in a single family residential district (R-1) will be different than those for a multi-family (R-3 or R-4) or commercial district.
- Building permits regulate how structures are constructed to an appropriate standard and are safe for the uses intended.