



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

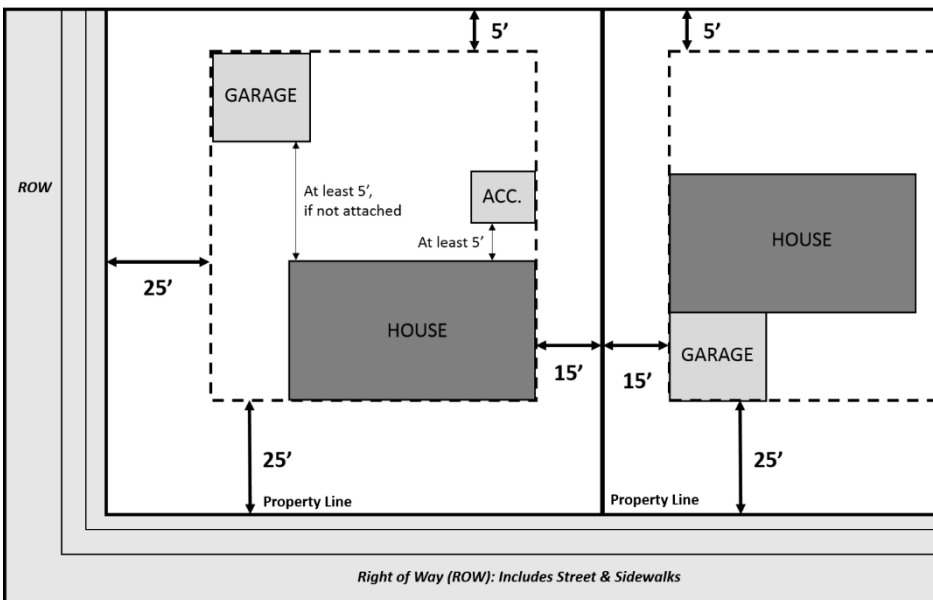
For Permit Forms

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

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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
- **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