

City of Loretto

279 N. Medina Street, Suite 260
PO Box 207, Loretto, MN 55357
mschneider@ci.loretto.mn.us
Phone: 763-479-4305 fax: 763-479-2685

UTILITY SHED ADDENDUM

CITY CODE REGULATIONS

Loretto City Code Section 420:15 Subd. 7 and 5.

Subd. 7. Detached Garages and Accessory Buildings. Up to one detached garage and one other detached accessory building shall be permitted on any lot in the R-1 Residential District. Such structures shall meet the following requirements:

Height: Detached garage – 22 feet, not to exceed one story; other accessory building – 15 feet, not to exceed one story.

Garage door height: 8 feet.

Lot coverage: Not to exceed 30 percent on any rear and side yard.

Setbacks: See section 420:15, subdivision 5

Subd. 5. Setback Requirements. The following table depicts the required setbacks in the R-1 Residential District for principal structures, detached garages, and accessory structures:

Type of Building	Front Setback	Side Setback	Rear Setback
Principal Structure ¹	35 feet	15 feet	20% of depth of lot up to a maximum of 25 feet
Detached Garage	35 feet	5 feet ²	5 feet ²
Accessory Building	35 feet	5 feet ²	5 feet ²

¹ For homes built prior to 1987 the required front setback is 20 feet, the required side setback is 10 feet, and the required rear setback is 15 feet.

² If the side lot line or rear lot line abuts a street the required setback is 15 feet.

ADDITIONAL REGULATIONS

IF YOUR SHED IS SMALLER THAN 200 SQUARE FEET:

If your shed is smaller than 200 square feet floor space, you will need to complete this Utility Shed Addendum form and submit to the City Clerk for review of zoning/setback requirements.

IF YOUR SHED IS 200 SQUARE FEET OR LARGER:

If the shed is 200 square feet or larger, please complete the building permit form and this Utility Shed Addendum form and submit all required information. For assistance in completing the forms, please see *Accessory Structure (Shed) Requirements for Building Permit Application* fact sheet, available at City Hall.

- Specify if the shed will be on a permanent foundation (e.g. concrete).
- Utility sheds must be located in the rear half of the lot, no closer than 5 feet from the house or garage.
- Utility sheds must be leveled and anchored.
- The following is needed when submitting plans:
 - √ List of construction materials
 - √ Sketch of where utility shed will be positioned on the lot, indicating how many feet from lot lines.
 - √ Building permit (available at City Hall).
 - √ Payment of the building permit.

You may call City Hall with questions regarding the permitting process: 763-479-4305. City Hall office hours are MWF 8am-1:30pm, and W 3-6pm.

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For technical questions regarding anchoring the shed or any other technical questions, you may call Metro West Inspections at 763-479-1720.

ACCESSORY STRUCTURE BUILDING PERMIT APPLICATION ADDENDUM

Site Address: _____

Owner/Applicant Name(s): _____

Please List Construction Materials and dimensions of shed:

Will the shed be located on a permanent foundation? _____

For sheds 200 square feet or larger, please attach a certificate of survey, drawn to scale indicating the lot dimensions, the location and ground coverage of existing structure(s), and the location and area of the proposed structure. Indicate the setbacks from property lines. The City *may* have a certificate of survey on file.

Certificate of survey attached? _____

For sheds smaller than 200 square feet, please attach a drawing of site or printed map including location of existing structures and proposed shed (showing setbacks.)

Site drawing/map attached? _____

Signature of Applicant

Date

FOR CITY USE ONLY

Building Permit No. _____

Date Approved _____

Administrative approval of shed smaller than 200 sf _____
(City Clerk initial indicating approval of zoning/setback requirements)

Date Approved _____