

# ACCESSORY STRUCTURES

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- Accessory structures – An uninhabited building or structure that is detached from the principal structure on a lot of record, the use of which is subordinate to the principal use on the property.
- Accessory use – A use incidental and subordinate to the principal use or building and located on the same lot therewith. In no case shall the accessory use dominate in area, extent, or purpose, the principal lawful use or building.
- Accessory structures shall be compatible with the exterior color and materials of the principal structure or shall utilize earthen tones.
- Accessory structures intended to house animals shall be set back at least 60 feet from all property lines and at least 300 feet from a dwelling on another property.
- Accessory structures on corner lots shall have a minimum 20-foot side yard setback from the right-of-way.
- Accessory structures are not permitted within an easement at any time.
- Accessory structures shall not be constructed on any residentially zoned lot prior to construction of the principal structure. Exception: “Agricultural, rural” zones.
- Accessory structures shall not exceed the height of the principal structure, excepting agricultural structures or by conditional use permit.
- Accessory structures shall not be located between the principal structure and the front lot line except where the site is five acres or greater.
- Accessory structures, tents, trailers, campers, or motor homes shall not be used at any time as an occupied structure.
- Accessory structures within residential zoning districts shall not be used for commercial or industrial activities or storage, except as allowed by the regulations governing home occupations.
- In addition to the accessory structures listed in Table 1, one storage shed up to 160 square feet in size shall be permitted on each lot. The storage shed shall not exceed 12 feet in height, 160 square feet in area, or have any access opening greater than 28 square feet. Allowed in all zoning districts.
- At-grade structures such as basketball courts, tennis courts, patios, and dog kennels shall meet the established accessory structure setbacks for the appropriate districts. Swimming pools and surrounding apron/decks shall meet the established accessory structure setbacks for the appropriate districts. These structures are not included in the total allowable accessory structure square footage as regulated in Title 11-3-3 of the City Code (shown on Table 1), as long as the total impervious surface of the lot does not exceed 35 percent of the rear area of the lot measured from the rear building line of the house to the rear lot line.
- Building/zoning permits are required for all accessory structures. Accessory structures must be anchored to the ground.

# ACCESSORY STRUCTURE STANDARDS

TABLE 1	Number, Size, and Height Standards			Setback Regulations		
	Property Classification	Number	Total Size	Max Height	Side Yard	Rear Yard
AG-1	2	2,500 sq. ft.	20 feet	25 feet	50 feet	behind principal structure
AG-2	2	2,500 sq. ft.	20 feet	25 feet	50 feet	behind principal structure
R-1	2	2,500 sq. ft.	20 feet	20 feet	50 feet	behind principal structure
R-2	2	2,000 sq. ft.	20 feet	20 feet	20 feet	behind principal structure
UR	1	1,200 sq. ft.	18 feet	6 feet	15 feet	behind principal structure
R-2.5	1	1,200 sq. ft.	18 feet	6 feet	15 feet	behind principal structure
R-3	1	1,000 sq. ft.	18 feet	6 feet	10 feet	behind principal structure
R-4	1	850 sq. ft.	18 feet	6 feet	10 feet	behind principal structure
R-5, R6	site plan review	576 sq. ft. per unit	18 feet	site plan review	site plan review	site plan review
PUD	1	1,000 sq. ft.	18 feet	6 feet	15 feet	behind principal structure
All properties meeting agricultural definitions	unlimited	300 sq. ft. per acre	unlimited	For further information, please refer to the City of Cottage Grove zoning ordinance.		
Commercial and Industrial	site plan review	site plan review	20 feet	not allowed	not allowed	behind principal structure



**CITY OF COTTAGE GROVE**  
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If you have any questions, please call the Planning Division at 651-458-2827.