



Sheds, Garages, Water-Oriented Structures, & Other Accessory Structures

City of Prior Lake Requirements

This handout is intended to be a guide only.

Specific code language can be found in the City Codes at: PriorLakeMN.gov

Planning and Zoning - Chapter 10 & MN Dept Labor & Industry: 2020 Minnesota Residential Code

BUILDING PERMIT: is required for all accessory structures over 200 square feet. A separate permit is required for electrical work. Request an Electrical Permit from the State of Minnesota (www.doli.state.mn.us/CCLD/Electrical.asp)

SUBMITTALS FOR PERMIT

Permits may be submitted online @ [BSA](#).

- Signed completed building permit application – unless completing the application online
- Detailed plans including
 - All dimensions drawn to scale
 - Floor Plan indicating proposed size, window, and openings, size, spacing direction of rafter material and header or beam schedule.
 - Cross Section indicating footage and floor design, wall, and roof construction
 - Elevations front, side view, and height of structure
 - If truss roof system is to be used, submit a copy of the stamped pre-engineered truss designs from the manufacturer at the framing inspection.
- Updated Certificate of Survey including
 - The location and area of existing structures and proposed structures
 - Setbacks from the property lines
 - Updated impervious surface calculations

If the proposed structure is less than 480 sf and non-shoreland district an existing, signed survey may be used.

ZONING CODE REQUIREMENTS

10-215: RESIDENTIAL PERFORMANCE STANDARDS. (8)

Accessory Uses and Structures shall comply with the following standards and all other applicable regulations:

- No accessory use or structure shall be constructed or permitted without an established principal use.
- The accessory use or structure shall be incidental to and associated with the principal use or structure.
- The accessory use or structure shall be subordinate in area, extent, and purpose to the principal use or structure
- The accessory use or structure shall be located on the same zoning lot as the principal use or structure except for accessory off-street parking and loading facilities and as defined in Chapter 10 Section 765.
- Design criteria. In all residential districts, the design and construction of any garage, carport, or storage building shall be similar to or compatible with the design and construction of the main building.

The exterior building materials, roof style, and colors shall be similar to the main building or shall be commonly associated with residential construction. In addition, the following shall apply:

- Pole building structures are prohibited, except in the “A” Use District.
- Attached structures. An accessory structure shall be considered attached, and an integral part of, the principal structure when it is structurally connected to the principal structure or located 6 feet or less from the principal structure. Such structures shall be subject to the provisions of this Ordinance applicable to principal structures including, but not limited to, setbacks, building height, and other dimensional requirements.

Detached Structures. Detached accessory structures shall be permitted in residential districts in accordance with the following:

- The total ground floor area of all detached accessory structures located on a single residential property in the R-1, and R-2 Use Districts shall not exceed 1,000 square feet or 30% of the rear yard.
- The total ground floor area of all detached accessory structures in the R-3 Use District shall not exceed 30% of the rear yard.
- No accessory building shall be located within five (5) feet of any lot line or within the limits set forth in 10-601. (Ord. Amend. 114-01, publ. 01/18/14) (Ord. Amend. 116-08, publ. 04/30/16)
- Maximum height shall not exceed fifteen (15) feet as measured from the mean grade level at the front face of the accessory structure to the top of the parapet or rooftop equipment, whichever is higher, of a flat roof; to the deck line of a mansard roof; to the uppermost point on a round or other arch type roof; or the mean distance of the highest gable on a pitched or hip roof.
- Detached accessory structures shall be located to the side or rear of the principal building and are not permitted within the front yard or within a side yard abutting a street except as provided in subsections 6 and 7 below.
- No detached accessory building erected to the side or rear of a principal building on a corner lot shall be located within 25 feet of any property line abutting a street.
- No accessory structure may be located in any public right-of-way or public easement except by consent of the City Engineer or his/her designee. (Ord. Amend. 114-01, publ. 1/18/14)

Riparian lots in the Shoreland District, one (1) detached accessory building designed and used as a garage may be located between the front building wall and the street or private road providing access to the lot subject to the following conditions:

- The accessory building must be located so that it meets all front yard requirements of a principal structure.
- The accessory building must be compatible in design and materials with the principal structure.
- The accessory structure may be used only for storage of vehicles and other equipment incidental to residential uses.
- There shall be no home occupations or other nonresidential use of the building.
- The accessory structure must meet all other requirements of 10-215.

10-435 PLACEMENT, DESIGN, AND HEIGHT OF STRUCTURES:

Water-Oriented Accessory Structures: One water-oriented accessory structure may be allowed per lot on General Development (GD) lakes that have Municipal sewer and water; provided a building permit is obtained and meet the following criteria

- On riparian lots containing a slope equal to or greater than 20% measured from the front of the principal structure to the ordinary high-water mark and verified by a certificate of survey prepared by a registered surveyor, one water-oriented structure meeting the criteria listed in this subsection is permitted with a setback of not less than 10 feet from the ordinary high-water mark.
- On riparian lots containing slopes less than 20%, one water-oriented accessory structure meeting the criteria listed in this subsection is permitted with a setback of not less than 50 feet from the Ordinary High-Water elevation.
- The structure shall not occupy an area greater than 120 square feet, and the maximum height of the structure must not exceed 10 feet, including the roof; and
- The structure shall be located in the most visually inconspicuous portion of the lot as viewed from the surface of the lake, assuming summer, leaf-on conditions; and
- The structure shall not be designed or used for human habitation and shall not contain water supply or sewage treatment facilities. However, the structure may contain electrical and mechanical systems; and
- The structure shall be constructed of treated materials compatible with the principle structure and designed to reduce visibility as viewed from public waters and adjacent shorelands by vegetation, topography, increased setbacks or color, assuming summer, leaf-on conditions; and
- If the proposed structure will be located below the regulatory flood plain elevation, the structure shall be built compliant with applicable flood-proofing requirements of the Building Code and Section 10 Division 3 of this Ordinance; and
- Trees that are 4 inches in caliper or larger should not be removed for the erection of a water-oriented accessory structure. If removal is necessary, replacement with like trees shall be made with the approval of the Zoning Administrator. Erosion control measures shall be implemented, and all disturbed vegetation replaced with sod or suitable landscaping materials; and
- The structure shall be attached to a permanent foundation so as to be immovable from its approved location.
- Water oriented accessory structures not meeting the lakeshore required setbacks may be replaced if the following criteria are met:
 - The structure existed legally on June 1, 2009;
 - The replacement structure is the same size, configuration, location, building material, and height as the structure in existence on June 1, 2009;
 - The existing structure is not located within an easement, right-of-way, side yard setback, or over a property line.

BUILDING CODE REQUIREMENTS

FOUNDATION (See attached slab designs) A “floating slab” up to a maximum of 1,000 square feet in area, may be poured provided the soil has a bearing capacity of at least 1,500 pounds per square foot. Remove all sod and root structures and other fibrous materials and cover with 4” sand fill. At the perimeter from the haunch to thickened edge having a minimum vertical dimension at the exterior face of twelve (12) inches with at least six (6) inches projecting above the finished grade. The bottom of the haunch shall be at least eight (8) inches wide and then sloped upward to the bottom of the slab. Screed block shall be placed to provide for a minimum slab thickness of four (4) inches. The minimum concrete strength shall be at least 3,000 pounds per square inch (28-day strength). In cold weather, protect concrete from freezing when green.

When a slab is over two-hundred (200) square feet in area, provide with a minimum of reinforcement of 6 x 6, #10-gauge wire mesh. Overlap six (6) inch splices and bend down into the edge of the slab at least six (6) inches. When slab is over four-hundred (400) square feet in area, provide with 2 - #4 re-rods around the perimeter of the slab. NOTE: Four (4) inch block is not permitted unless they are core filled.

SILL BOLTS While concrete is still plastic, bent ½” diameter x 7” foundation bolt shall be embedded into the concrete at least 6’ 0” O.C. and 1’ 0” from each corner.

SILL PLATES The bottom plate shall be a minimum of 2 x 4. When setting directly on the concrete, it shall be Penta treated, redwood, or other rot-resistant wood.

WOOD FRAMING Wood studs shall be at least 2 x 4’s with three (3) studs provided at corners.

TOP PLATES The top plate shall be overlapped double 2 x 4’s.

WALL SHEATHING AND SIDING Fasten approved wall sheathing according to manufacturer specifications. Sheathing shall be approved for 16” or 24” O.C. stud spacing.

HEADERS For sixteen (16) foot, zero (0) inch door in gable (non-bearing) end, header shall be minimum (2) 2 x 12’s with plywood in between. When door is to be located in bearing wall, header shall be a minimum (3) 11-7/8 LVL or (2) 14” LVL or equivalent.

If trusses are to be used, they shall be stamped and approved by a third-party agency. Submit copy of truss plans signed by a registered engineer at the framing inspection.

ROOF COVERING Nail approved roof sheathing according to manufacturer specifications (sheathing shall be approved for a sixteen (16) or twenty-four (24) inch O.C. rafter or truss spacing). Shingles shall be a minimum 210# asphalt or equivalent applied over fifteen (15) pound felt paper according to manufacturer specifications.

FIREWALL Garages within 10’ 0” of a dwelling shall be protected with materials approved for one (1) hour fire resistive construction. Doors shall be approved self-closing solid wood at least 1 3/8” in thickness or a steel insulated door. NOTE: When locating garage 6’ 0” or less from dwelling, 42” frost footings shall also be required.

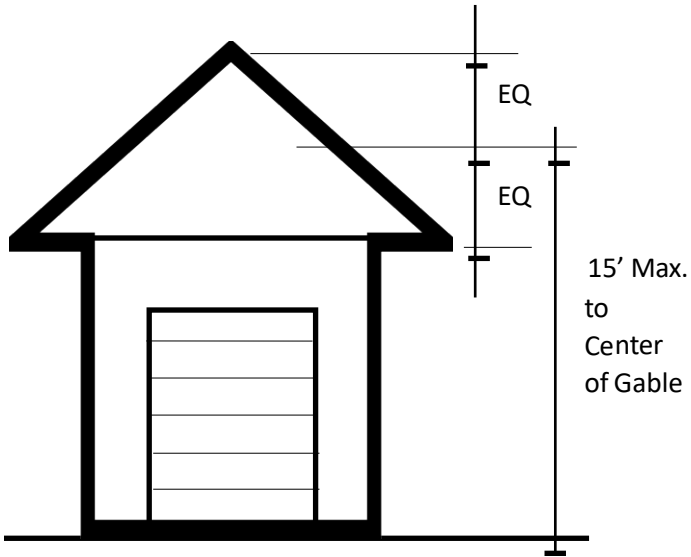
ELECTRICAL Inspections will be required. Contact the State Electrical Inspector.

HEATED GARAGES will be required to have insulated foundations, walls and ceilings and attic ventilation.

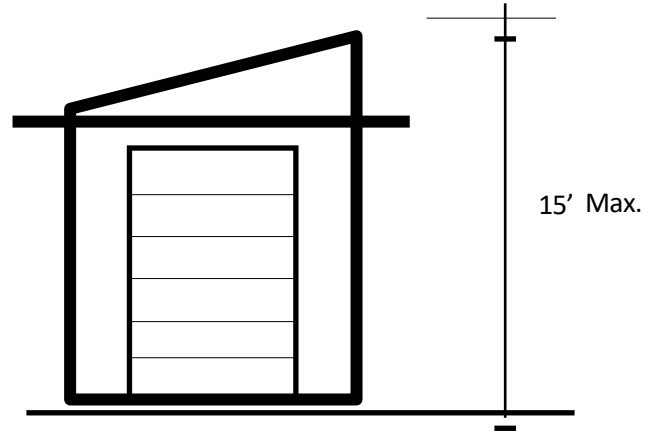
See illustrations included on subsequent pages these are intended as a guide only

Before digging, call Gopher State One Call 800-252-1166 or 651-454-0002.

Maximum Height of Detached Accessory Structures

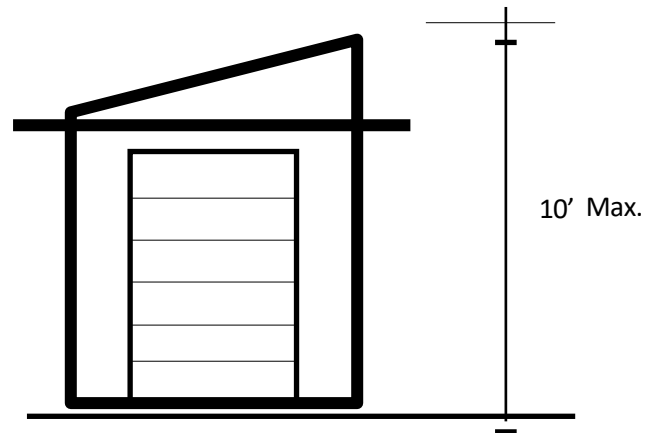
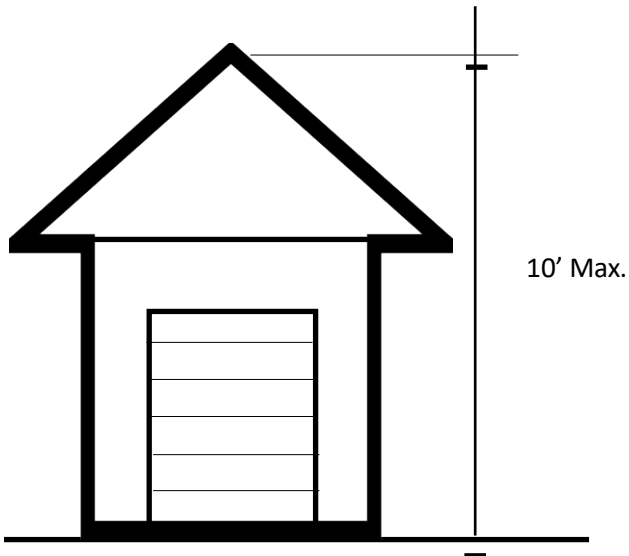


Doors greater than
6' in width require
hard surfaced
access.

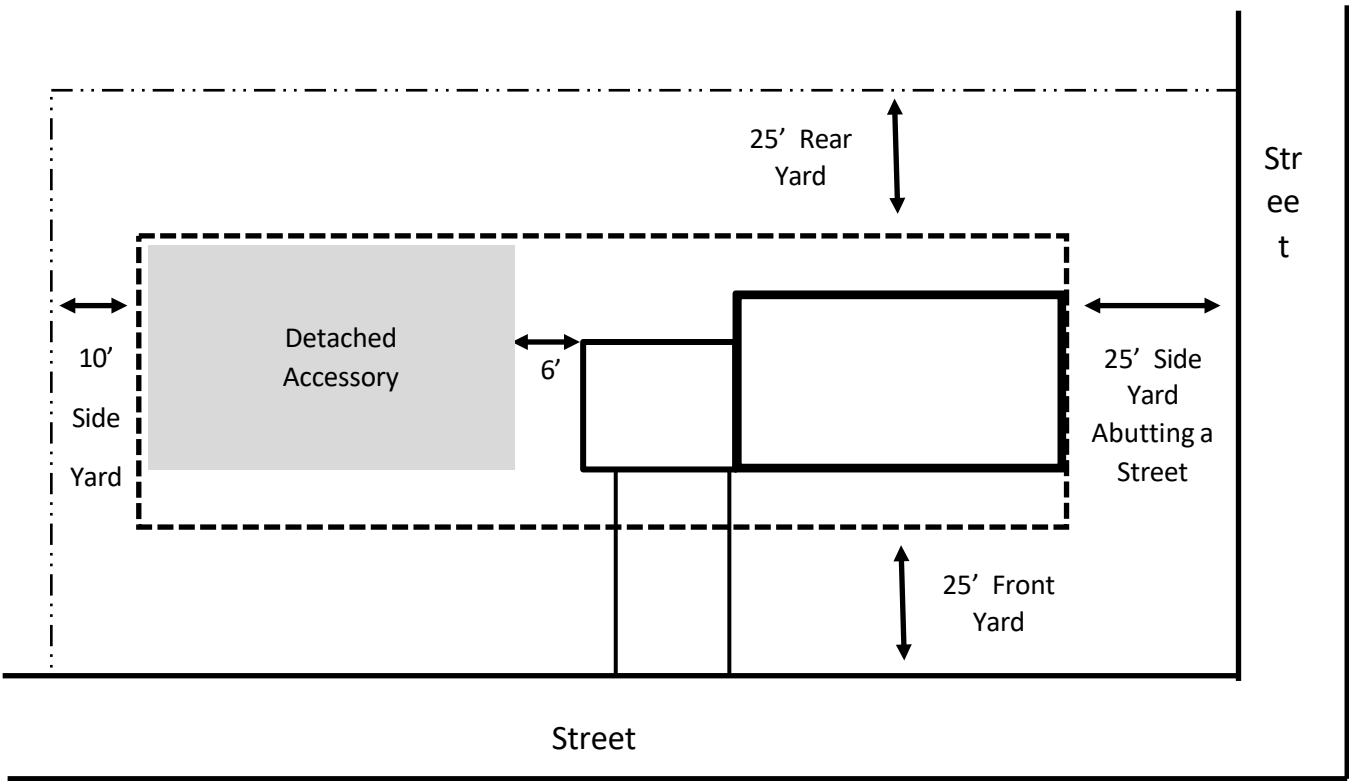


Doors greater than
6' in width require
hard surfaced
access.

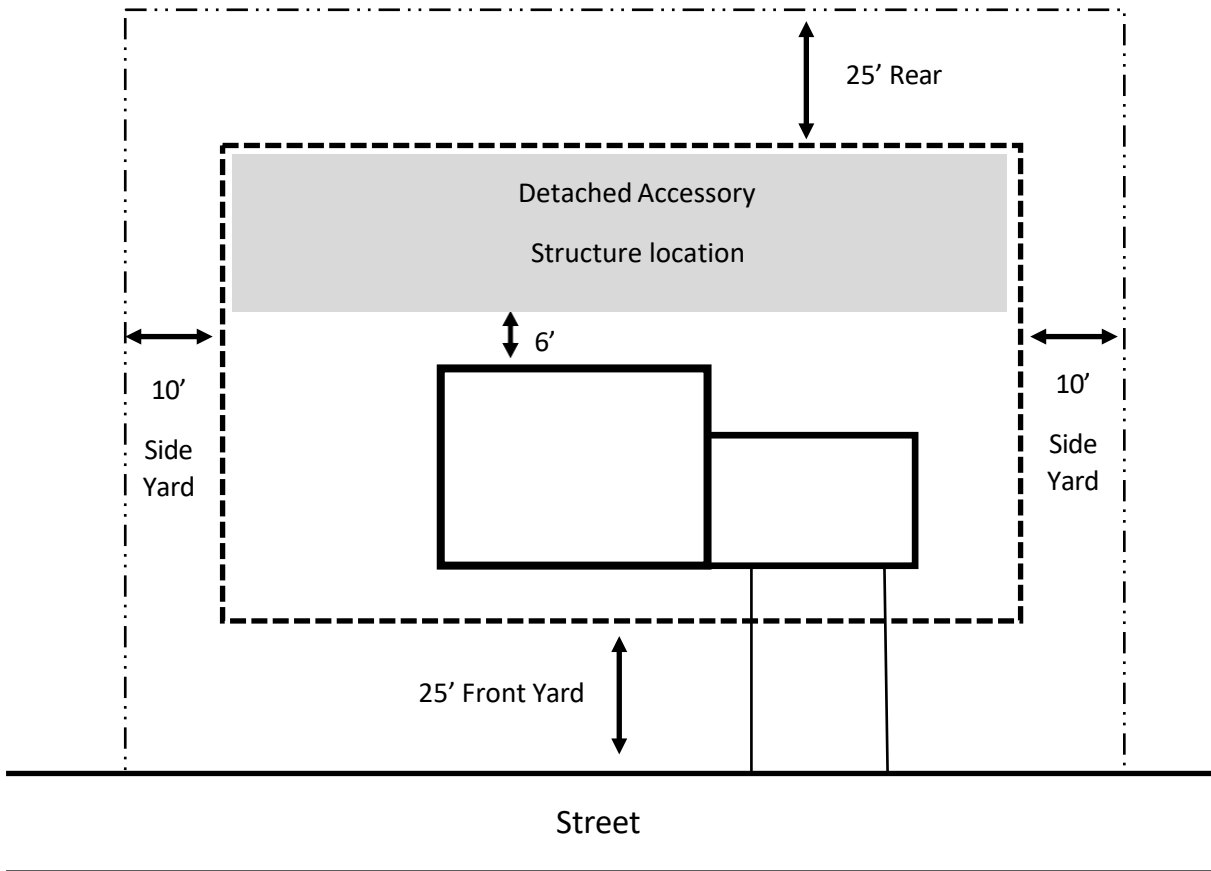
Maximum Height of Water Oriented Access Accessory Structures



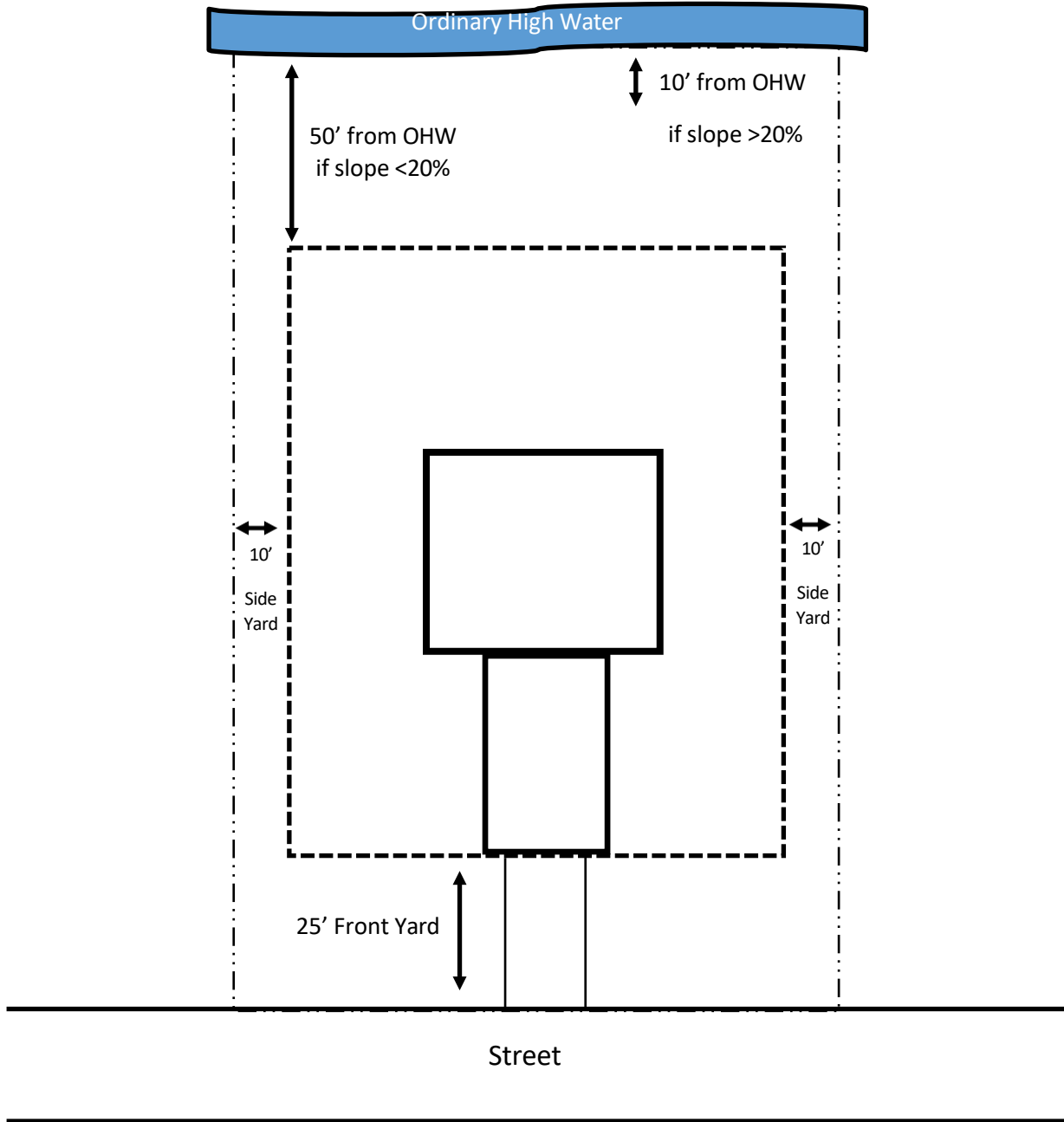
Corner Lot Setbacks



Typical Lot Setbacks



Water Oriented Accessory Structure





EROSION CONTROL STANDARDS FOR CONSTRUCTION SITES



The City's lakes and numerous natural areas enrich the lives of its residents and attract visitors from around the area. They are the legacy to be left to future Prior Lake citizens. These valued and unique natural amenities are key to preserving the quality of life in Prior Lake."

City of Prior Lake 2030 Vision and Strategic Plan Natural Resources Vision Element

INTRODUCTION

Each year soil erosion costs the City of Prior Lake thousands of dollars to clean up. Soil erosion fills ponding areas, catch basins, and natural areas. Construction site erosion is a major contributor to erosion. This handout describes the City of Prior Lake's standards for construction site erosion control. Details are also provided to assist in proper implementation of erosion control standards.

EROSION CONTROL FOR CONSTRUCTION SITES

As a part of every building permit, the City requires an escrow deposit. The deposit is used by the City if contractors do not clean up or install the minimum erosion control measures needed for their site. This deposit will be used in cases where the contractor has failed to install the minimum construction site erosion control measures within 24 hours notice from the City.

In cases where a deficiency is noted by the City Inspector, the Contractor will be notified. The Contractor must notify the City once the deficiency has been corrected; if not the City will assume the work is not corrected and will proceed to use the escrow deposit to correct the work after the 24 hour period.

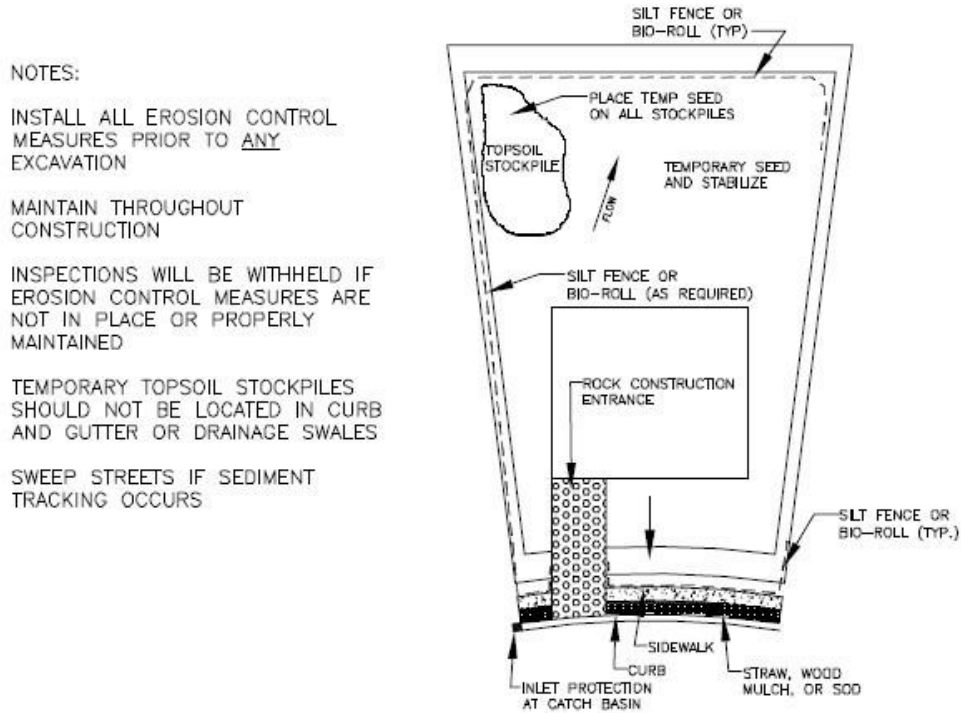
FAILURE/CONSEQUENCES FOR DEFICIENT EROSION CONTROL MEASURES:

- **Building Permit Inspections Immediately Halted**
- **24 Hour Notice to Builder**
- **Stop Work Order**
- **Use of Escrow**
- **Citation**

MINIMUM CONSTRUCTION SITE EROSION CONTROL MEASURES

Every construction site must include a rock construction entrance and site perimeter protection. The minimum erosion control measures for a typical home site are shown graphically in the drawing below. **These erosion control measures must be installed prior to any site construction activity including foundation excavation.**

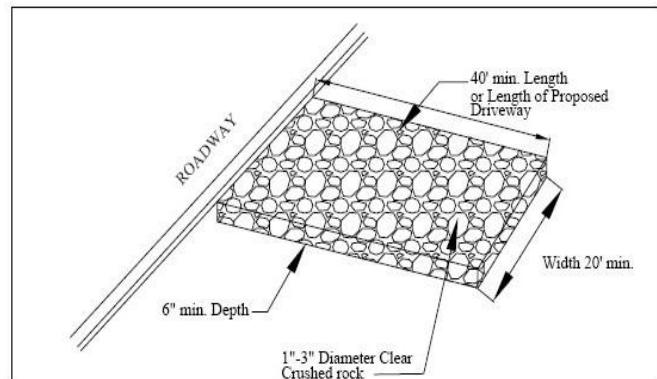
MINIMUM EROSION CONTROL MEASURES FOR A TYPICAL HOME SITE



Rock Construction Entrance

The rock construction entrance must be installed using 1" diameter to 3" diameter clear crushed rock at a minimum depth of 6 inches. The rock construction entrance must be a minimum of 20 feet wide and extend a minimum of 40 feet into the construction site or the length of the proposed driveway. The detail depicts the minimum rock construction requirements. **Excluding small utility installation, all access to the site should be limited to the location of the rock construction entrance. If more than one access point is needed for construction, another rock construction entrance will be required.**

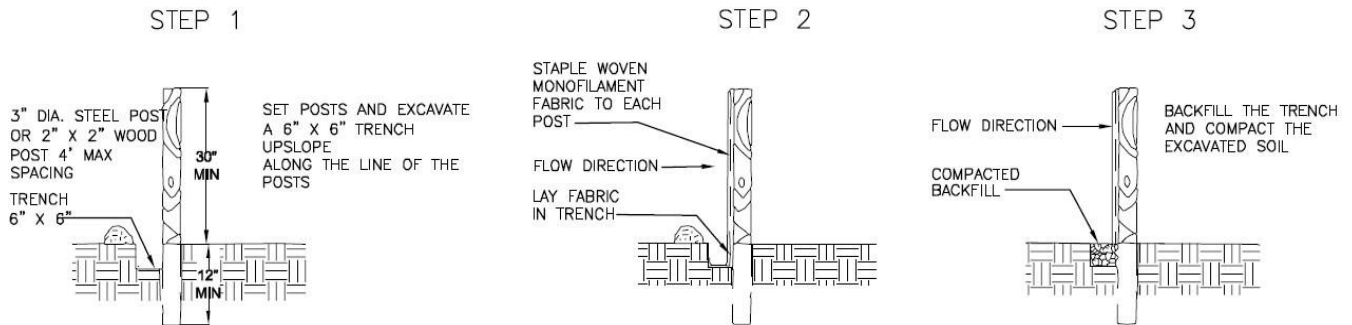
Rock Construction Entrance



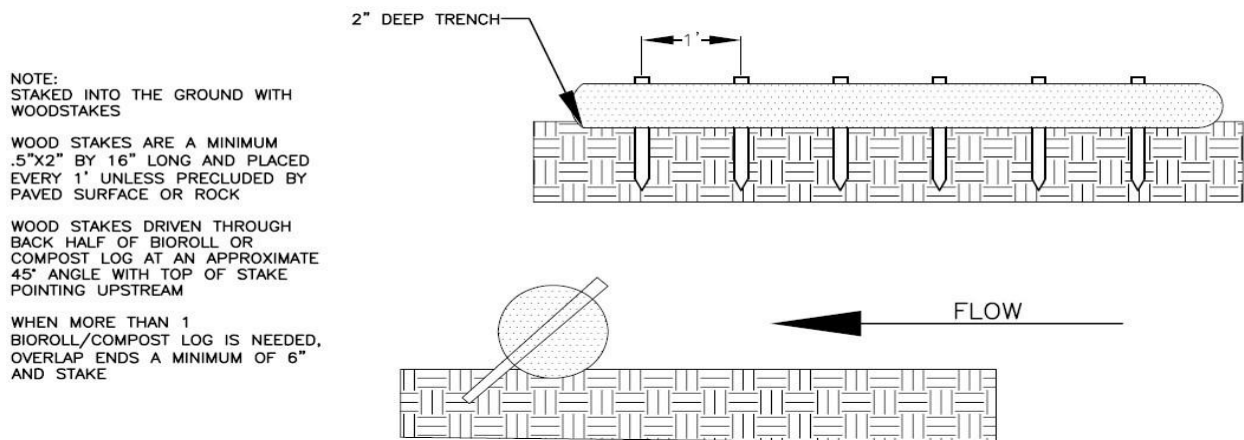
Site Perimeter Protection

Silt fencing or bio-rolls are required in the front and rear of the construction site and in areas that drain away from the construction site. These perimeter protection measures must be installed properly. The detail below shows proper installation of silt fence and bio-rolls. Silt fencing material must be properly trenched to prevent soil from eroding under the fabric. Bio-rolls must be staked every foot to prevent movement.

SILT FENCE DETAIL



STRAW OR WOOD BIOROLL DETAIL



Special Construction Sites

Sites with slopes over 3:1 or abut natural amenities should include additional erosion control protection. Additional measures can include: double row silt fence, heavy duty silt fence, sedimentation basins, or rock check dams. All sites draining directly to a pond, creek, lake, or wetland must include a double row of heavy duty silt fencing.



Example of Poor Erosion Control



Example of Good Erosion Control

MAINTENANCE STANDARDS OF EROSION CONTROL MEASURES

Maintenance of erosion control measures on construction sites is **critical** to the erosion prevention. Storm events and construction activity can decrease the effectiveness of each erosion control measure.

- **SILT FENCE:** Storm events transport sediment to downstream silt fencing. When enough sediment has been transported to fill against the silt fence to 1/3 the capacity, it will be considered deficient and must be corrected.
- **BIO-ROLL:** Sediment is also transported to downstream bio rolls. When enough sediment has been transported to fill against the bio-roll to 1/3 the capacity, it will be considered deficient and must be corrected.
- **ROCK CONSTRUCTION ENTRANCE:** Regular use of the rock construction entrance may require its replacement. At the point where the rock construction entrance is no longer removing sediment, it must be replaced so as to provide the 6-inch depth of clear crushed rock.
- **INLET PROTECTION:** Inlet protection must be checked and cleaned out when the sediment has reached a level 1/2 the capacity. For the purposes of street maintenance on public streets, all inlet protection must be removed from the street catch basins by November 15th. The reinstallation of the inlet protection can occur after March 30th or earlier if the weather permits.
- **SEDIMENT REMOVAL FROM STREETS:** If sediment is transported to the street, the contractor must sweep the street that day and correct the reason for the sediment transport.
- **TEMPORARY SEED:** Temporary seed is needed for stockpiles or open soils not in use for 7 days.

FROZEN GROUND STANDARDS

Perimeter protection is still required during frozen ground conditions. Contractors may use properly installed bio-rolls during frozen ground conditions. A frost pin may be needed to install the stakes for the bio-roll. In the spring when the ground is thawed, the Contractor must check capacity of the bio-roll or silt fence.

TURF ESTABLISHMENT AND CLEANUP

Turf establishment is the easiest way to eliminate the erosion control liabilities on a construction site. Once the site is ready to receive sod or seed, the contractor is encouraged to install the turf as soon as possible. The escrow deposit can also be returned once turf has been established and the required trees have been planted.

CONTACT INFORMATION

If you have erosion control questions or would like to report a site that appears to be non-compliant with these standards, please contact the City of Prior Lake at (952) 447-9850 or permits@PriorLakeMN.gov.

The City of Prior Lake thanks you for keeping our water bodies free of sediment.



Impervious Surface

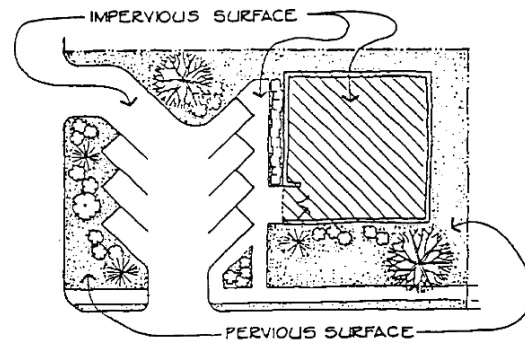
City of Prior Lake Requirements

*This handout is intended to be a guide only.
Specific code language can be found in the City Codes at: PriorLakeMN.gov
Planning and Zoning Chapter 10*

Impervious Surface is a constructed hard surface that either prevents or greatly reduces the entry of water into the soil and causes water to run off the surface in greater quantities and at an increased rate.

Examples of Impervious Surfaces

- Rooftops
- Covered decks
- Decks or platforms with less than ¼ inch spacing between joints
- Sidewalks
- Patios
- Swimming pools
- Driveways: concrete, asphalt, gravel, and permeable pavers/asphalt/concrete systems



City Code Requirements

To promote rainwater infiltration and natural groundwater recharge, City Code states that residential lots in the Shoreland Overlay District shall not exceed 30% impervious surface coverage of the lot area. Such impervious surface coverage shall be documented by a certificate of survey at the time of any zoning or building permit application. Additional requirements for lots within the Shoreland Overlay District can be found in the City's [Zoning Code](#).

How do I calculate impervious surface on my lot?

- Original certificate of survey from when your home was constructed.
- Hire a licensed land surveyor to complete an updated lot survey (*necessary for permitting).
- Manually estimate using the [Impervious Surface Calculations](#) worksheet.

What can I do to minimize impervious surfaces?

- Remove existing impervious surface area that is no longer needed (i.e., remove excess patio, walkway, or parking areas).
- Swap impervious surface on the property of the same size (i.e., remove old pool deck to add new shed).
- Direct flow from drain spouts and roof gutters to pervious areas, such as lawns, instead of directly down the sidewalk or driveway.

The Community Development Department can be reached for questions at 952-447-9850.

Website: PriorLakeMN.gov Email: Permits@PriorLakeMN.gov