



City of Le Sueur, MN
Accessory Structure Permit Application

\$60

APPLICANT INFORMATION	
Name:	
Street Address:	City/State/Zip:
Phone:	Email:

PROPERTY INFORMATION
Site Address:

STRUCTURE INFORMATION	
Type of Accessory Structure (Material):	
Corner Lot (Yes or No):	Total Size / Sq. Feet of Structure:

*Any accessory structure over 200 square feet requires a Building Permit and depending on the type of accessory structure, other rules may apply.

NOTES TO APPLICANT	
<p>This permit becomes null and void if authorized work is not started within 180 days or if work is suspended or abandoned for 180 days or more after work has commenced.</p> <p>Submittal Checklist: ___ Completed Permit Application ___ Site Plan Showing location of Accessory Structure</p> <p>I hereby acknowledge the following:</p> <ul style="list-style-type: none">• I have reviewed and understand the requirements of Le Sueur City Code 153.046 regarding accessory structures located on the second page of this application.• I will install my accessory structure entirely on my property and in accordance with the ordinance and supplemental conditions. The accessory structure will not encroach onto adjacent properties or easements that are prohibited per code and adopted City policy. <p>I hereby certify that I have read and examined this application and all statements are true and correct. All provisions of laws and governing ordinances will be complied with whether specified herein or not. The granting of a permit does not give authority to violate or cancel the provision of any other state or local law regulating construction or the performance of construction.</p> <p>_____ Signature of Applicant or Authorized Representative</p> <p>_____ Date</p>	

§ 153.046 ACCESSORY BUILDINGS AND USES (Ord. 583, passed 8-26-2019)

A. *Purpose.* This section specifies requirements for permitting accessory structures and sets forth minimum setback, height and other regulations that shall apply.

B. *General regulations.*

1. No accessory use shall be constructed prior to the construction of the principal use on the same lot of record.
2. An accessory use shall be located on the same lot of record as the principal use.
 - a. No accessory use shall be located in any yard nearer to any public right-of-way than the closest wall of the principal building.
 - b. This requirement shall not apply to accessory uses or buildings in rear yards that either:
 1. Abut public alleys; or
 2. Are defined as "through lots" with public street frontage abutting both front and rear yards.
3. A zoning permit shall be required for any accessory use over 100 square feet and under 200 square feet.
4. A building permit shall be required for any accessory use in excess of 200 square feet.
5. Privately owned accessory uses shall not be located within any public utility easements, drainage easements or in any public right-of-way.
6. No detached accessory use shall be located closer than six feet to the principal use or any other accessory use on the same lot of record.
7. Accessory uses or any part thereof shall not be utilized as a dwelling.
8. No commercial business of any nature shall be conducted within a residential accessory building or any part thereof except as may be permitted by § [153.100](#).
9. Architectural details for accessory buildings are to be the same or similar as for the principal building based upon (but not limited to) the following criteria:
 - a. Scale and detailing;
 - b. Roof pitch orientation and slope;
 - c. Overhang depth and details;
 - d. Window and exterior door proportion and types;
 - e. Building materials; and
 - f. Exterior color.
10. No single- or two-family dwelling unit garage, attached or detached, or the total area of all accessory structures shall exceed 1,000 square feet in area or the size of the footprint of the principal residential structure, whichever is greater.
11. In addition to the size limitations in division (10) above, each single- and two-family residential lot may have one detached accessory structure up to 200 square feet in size that does not count towards said limitations.
12. Except in the case of single- and two-family dwellings, the total amount of detached accessory building space shall not exceed the footprint or height of the principal building(s), except by conditional use permit.
13. For residential uses, the height of any accessory structure shall not exceed the height of the principal structure or be greater than 15 feet in height, whichever is less.
14. No accessory structure shall be closer than 7.5 feet to a side lot line of an internal lot, 20 feet to a side lot line of a corner, and ten feet to a rear lot line.
15. The minimum rear yard setback for a garage that derives access from an alley shall be 20 feet.
16. On residential lots greater than 1 acre in size, an additional 1,000 square feet of accessory structures may be permitted for each acre up to 4,000 square feet total in the following manner:
17. Agricultural/farm buildings in the UR District accessory to an agricultural use are exempted from the height, building materials, and size requirements.

<i>Lot Size</i>	<i>Maximum Total Accessory Building Square Footage</i>
1 acre but < 2 acres	2,000 square feet
2 acres but < 3 acres	3,000 square feet
3+ acres	4,000 square feet

OFFICE USE ONLY	
Date Received:	Amount Paid: