



Authority

City Code Section 515-17-8 regulates the number, location, size, and appearance of all buildings accessory to and detached from principal buildings within Brainerd. These regulations apply to all detached buildings regardless of size, including but not limited to garages, carports, storage buildings, gazebos, screen houses, and similar buildings.

Definitions

Accessory Building, Structure or Use. A subordinate building, structure or use which is located on the same lot as the main building or use and which is reasonably necessary and incidental to the conduct of the primary use of such principal building or use.

Garage, Private. An accessory building or accessory portion of the principal building which is intended for and used to store the private passenger vehicles of the family or families residing upon the premises.

Information Requirements

Survey or scale drawing must be submitted by owner or applicant. The following must be indicated:

1. Lot size and all adjacent public streets.
2. Exact location, dimensions and setbacks of all existing and proposed buildings and all impervious surfaces on the lot, i.e. patios, sidewalks, driveways.
3. Owner must be able to show corner irons on the site to the satisfaction of building inspector.

Number of Accessory Buildings

Total number of accessory buildings allowed in residential districts is limited to one of the following:

1. One (1) attached garage and one (1) detached accessory building.
2. Two (2) detached accessory structures.

Lot Coverage

- Impervious surface lot coverage shall not exceed sixty (60) percent of the total residential use lot area.

Shoreland Management Zones

- Property located in a Shoreland Management Zone is required to meet the standards specified for that zone. These zones permit up to twenty-five (25) percent lot coverage. To determine if your property is a Shoreland Zone, contact the City Planning Department.

Height Requirements

- Detached accessory buildings shall not exceed the height of the principal building or fifteen (15) feet, whichever is less.

- Exceptions may be granted to allow for the detached accessory building, to match the roof slope of the existing principal building by Conditional Use Permit in accordance with Section 5 of this Ordinance.

Size

The combination of accessory buildings and garages (attached and detached) per lot shall not exceed the following standards:

Zoning District	Maximum Allowable
	Floor Area
R-A	4,000 square feet
R-R	2,000 square feet
R-1/R-1A	10% of lot area
R-2	10% of lot area
R-3	30% of the gross floor area of the multiple family structure, 10% of lot area for a duplex.

Building Location/Setbacks

R-1

Front Yard:	Twenty (20) feet
Side Yard:	Three (3) feet
Side Yard (corner):	Fifteen (15) feet, twenty (20) feet if garage faces a street
Rear Yard:	Five (5) feet

R-1A

Front Yard:	Thirty (30) feet
Side Yard:	Ten (10) feet
Side Yard (corner):	Twenty (20) feet
Rear Yard:	Ten (10) feet

R-2

Front Yard:	Twenty (20) feet
Side Yard:	Three (3) feet
Rear Yard:	Three (3) feet

Contact the Planning Department for setback requirements in other residential districts.

Building Material and Appearance

- No plastic, canvas or vinyl tarps shall be used in the construction of any accessory buildings.
- All buildings over one hundred twenty (120) square feet shall have the same or similar finish as the neighboring buildings and be homogeneous in design.
- Metal roofs are allowed provided they are constructed with standing seams and concealed fasteners.
- All buildings that are one hundred twenty (120) square feet or less may be metal sided and shall have a pitched roof.

Driveways/Parking

- Residential uses in R-1 and R-2 Zoning Districts may construct driveways and parking areas up to the property line, but a driveway shall not encroach on drainage and/or utility easements.
- Each lot and parcel shall have one (1) curb cut.
- Lots and parcels shall be allowed one (1) curb cut access for each one hundred twenty-five (125) feet of street frontage.
- Corner lots and parcels are allowed one (1) curb cut access plus one (1) additional curb cut access for frontages over one hundred twenty-five (125) feet.
- Access and location of off-street parking on lots shall be similar to the predominant character of existing development along the block front.
- Primary vehicle access shall be through rear alley where such rear of proposed structures is consistent with the predominant character of the block front.
- An improved parking surface for residential parking in all residential districts except R-A and R-R includes concrete, bituminous (pervious or impervious), pavers (pervious or impervious), brick, Class V, pea gravel and stones.
- Materials such as Class V, rocks, pea gravel and stone are not allowed in a front yard.
- Grass is not an approved surface for any front yard parking purposes.
- Parking in front and side street yards is allowed on concrete, bituminous and pavers/brick.
- Parking is permitted on an improved and unimproved surface in the rear yard.
- Parking along an interior side of a house is permitted on an improved surface.
- No more than forty (40) percent of a property can be improved parking surfaces.
- The width of a garage plus an additional forty (40) percent of the width of the garage can be surfaced for a driveway in the front and side/corner yards.
- A driveway without a garage shall extend into the yard alongside a dwelling a distance of twenty-four (24) feet.

Building Permit Requirements

- An accessory building less than or equal to two hundred (200) square feet does not require a building permit.
- Pole and Post Frame Building plans must be prepared and certified by a MN licensed structural engineer.

- Floating concrete slabs with thickened edges larger than 1500 sq ft must be designed and plans certified by a MN licensed structural engineer.
- Refer to the Building Safety Division's Handout- [Garage/Accessory Building Information Sheet](#) for addition information.

Contact the City Building Safety Division for additional information about building permit requirements.

This is a guide to the most common questions and problems. It is not intended nor shall it be considered a complete set of requirements.

Questions?

Contact the City of Brainerd
Community Development Department

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