



City of Hastings, MN 55033  
p. 651-480-2381 f. 651-437-1654

[JFortney@hastingsmn.gov](mailto:JFortney@hastingsmn.gov)  
[www.hastingsmn.gov](http://www.hastingsmn.gov)

## **Residential** **Accessory Structure Zoning Handout**

**Accessory Structure:** *Anything constructed on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure. (shed, garage, gazebo, and similar)*

### **General Requirements**

- 1) Permits are required: **Zoning Permit** if between 76-200sq ft, **Building Permit** if greater than 200sq ft.
  - 2) May not be erected on a residential lot without a principal structure (house).
  - 3) Although some structures may be “movable”, structures are only regulated as permanent.
  - 4) Exterior siding must be a residential quality material. Corrugated metal siding is not permitted.
  - 5) Driveways must be hard surfaced (asphalt, concrete, paver)
  - 6) Secondary driveways are often permitted on side streets up to 12-feet wide at the property line (primary driveways may be up to 30-foot wide at the property line.
  - 7) Garages attached to the house must follow the zoning requirements applicable to the house.
- 

### **Number, Size, and Height Requirements**

- 1) Where the principal structure has an attached garage, **one** accessory structure up to 1,000 Sf is permitted, plus an accessory storage structure 120 Sf or less.
  - 2) Where the principal structure doesn't have an attached garage, **two** accessory structures up to 1,000 Sf combined is permitted, except in the R-6 Manufactured Home District, where only one structure is allowed.
  - 3) Limited to one story and the following height limits, whichever is most restrictive:  
Height of the principal structure, 16-feet to the halfway point of the roof from drip edge to peak.
  - 4) Maximum sidewall height: 10-feet.
- 

### **Location Requirements**

- 1) Not permitted in Easements.
- 2) Setback - rear and side setback: 5-feet from property lines, if no easements exist.
- 3) Corner side or alley with street/ alley facing garage doors: 20-feet from the property line.
- 4) Corner side without street facing garage doors: 10-feet from the property line.
- 5) Setback from other structures: 6-feet (not including fences).
- 6) Not allowed in front of the principal structure (house)
- 7) The city does not provide land surveying services, but may require them during the permitting process in unique circumstances. You may be able to locate your properties corner survey markers with a metal detector. Visit <https://gis.co.dakota.mn.us/DCGIS/> to view your property and projected property lines.