



**CITY OF SPRING LAKE PARK**  
**Code Enforcement Department**  
 1301 Eighty First Avenue Northeast  
 Spring Lake Park, Minnesota 55432  
 Ph: 763-784-6491 Fax: 763-792-7257  
 Website: [www.slpmn.org](http://www.slpmn.org)

## SHED/ACCESSORY BUILDINGS

All governing codes and noted sections are based on the 2020 Minnesota Residential Code

### PERMIT REQUIREMENTS:

Zoning permits are required for all shed and garages 200 square feet or less in size, constructed within the City of Spring Lake Park. For accessory structures larger than 200 square feet see the Garage Handout.

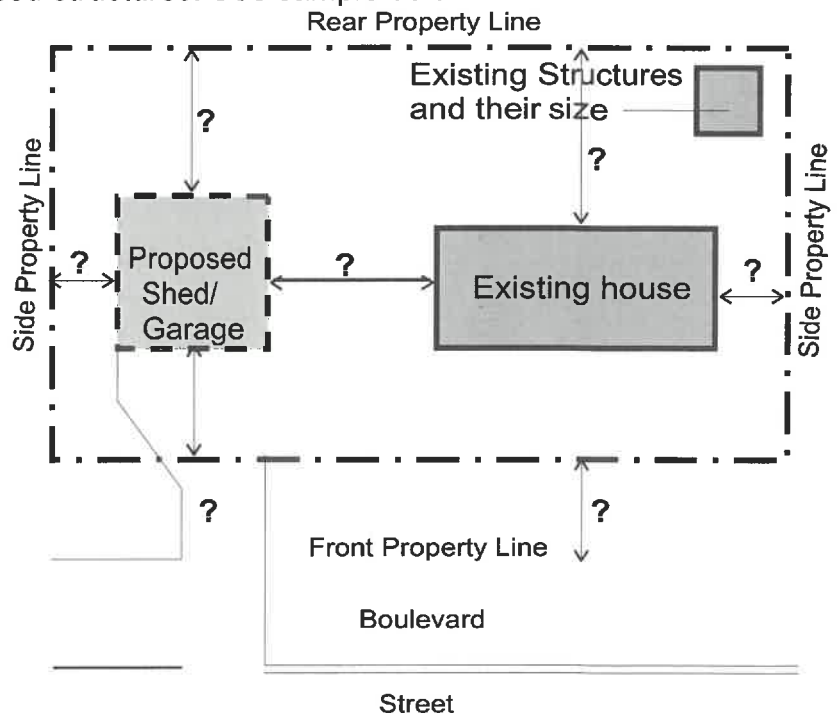
### 1. PREPARING YOUR SITE PLAN OR SURVEY:

The City of Spring Lake Park requires two copies of a certificate of survey or site plan drawn to scale and indicating the lot dimensions, the location and size of the existing structure(s), and the location and size of the proposed shed or garage. Survey or site plan must also indicate the setback (or distance) from the property lines(s) of the existing and proposed structures. See sample below...

The City of Spring Lake Park highly recommends that you hire a State of Minnesota registered Land Surveyor to survey and plot your site plan. Homeowners are permitted to draw their own site plan. Homeowners are responsible for locating and exposing their property line corner stakes to verify correct building setbacks prior to inspections.

Listed below for your information are registered surveyors available in the area.

EG Rud & Sons, Inc.	651-361-8257
Advanced Surveying	651-292-1030
Lake & Land Surveying.	651-776-6211
Kurth Surveying, Inc.	763-788-9769
Heartland Surveys	651-503-3356
Sunde Land Surveying	952-881-2455
Kemper & Associates	651-631-0351
Midwest	763-712-9099



**SAMPLE SITE PLAN**

## 2. SIZING YOUR SHED OR GARAGE ACCORDING TO REQUIREMENTS:

The City of Spring Lake Park regulates size restrictions for attached garages and detached sheds and garages. An attached garage maximum size is not allowed to exceed 1,000 square feet. The maximum size of a detached shed or garage also cannot exceed 1,000 square feet combined or forty (40) percent of the rear yard area, which ever is less. For example, say you have an existing 10' x 15' shed on a 80' wide by 110' deep lot and would like to add a detached garage. First you need to calculate your rear yard area: From the back of your house to the rear property line is 54 feet, and the width of the property is 80 feet. Thus your rear yard area equals 54 times 80 or 4,320 square feet. Now take your rear yard area and multiply it by 40 percent or .4 (4,320 x .4 = 1,728 square feet maximum). 1,000 square feet is less than the 1,728 square feet allowed by rear yard area, thus the maximum garage size is then calculated by taking the 1,000 square feet less the shed size: 1,000 - 150 = 850 square feet maximum detached garage size. All residents are allowed only one detached shed and one detached garage on their property which cannot exceed the forty (40) percent rear yard area or the 1,000 square feet minimum combined.

If you have any questions regarding the calculation of your rear yard area, please contact the Spring Lake Park Building Official at (763) 792-7212

### Placing your shed on your lot according to setbacks:

Setbacks are defined as open space between a property line and a structure or a structure to structure. This space is needed for fire access and fire safety. Setbacks are from exterior wall finish to the property line or exterior finish of an adjacent structure. Your setbacks are calculated by first determining the zoning district in which your property lies. Please refer to the enclosed zoning map to determine your property zone by location. If you have any questions regarding your property zone please contact the Spring lake Park City Hall at (763) 784-6491.

The following setback requirements are set forth for all residential districts:

<b>R-1:</b>	Front Yard: 50'	Rear Yard: 5'	Side Yard: 5'
<b>R-2:</b>	Front Yard: 50'	Rear Yard: 5'	Side Yard: 5'
<b>R-3:</b>	Front Yard: 50'	Rear Yard: 15'	Side Yard: 10'
<b>R-4:</b>	Front Yard: 50'	Rear Yard: 15'	Side Yard: 10'
<b>R-5:</b>	Front Yard: 50'	Rear Yard: 15'	Side Yard: 10'

**All detached sheds and garages must maintain a distance of 8 feet between any other structures on site including decks and play structures.**

### DETERMINING YOUR MAXIMUM SHED HEIGHT:

The City of Spring Lake Park requires that a shed or detached garage have a maximum height of fifteen (15) feet above the top of concrete slab to the roof peak. Attached garage may not exceed the maximum of thirty-five (35) feet to its roof peak.

### **3. OTHER REQUIREMENTS:**

#### **ROOFS:**

Roofs should be designed for a 35-pound snow load.

#### **ROOF TRUSSES:**

Wood trusses may be used as long as they are designed to meet state snow load requirements (35lb live snow load). Trusses must be connected to walls with approved connectors. Truss design drawings must be provided.

#### **SLAB/FLOOR & ANCHORING:**

Floors must be either treated wood or a four (4) inch concrete slab. All sheds with a treated wood floor shall be anchored with straps and "corkscrew" type soil anchors. All sheds with concrete slabs shall be attached to the concrete slab by use of anchor bolts or approved straps.

#### **Wall Construction:**

Walls may be framed with minimum No. 3 grade studs spaced 16 or 24 inches on center. Utility grade studs may be used when supporting only a roof, spaced not more than 16 inches on center, and limited to 8 feet in height. All other studs shall be limited to ten feet in height. If a single top plate is used, rafters or trusses must be centered over studs. For walls over ten feet in height, see the Minnesota Residential Code.

## How to Find Your Property Markers

An existing fence or structure cannot be used to verify property lines.

Property markers, or boundary monuments, are metal pins placed at every corner of the property, including any angle or change of direction of the boundary line. Each pin is shown on the survey of each property. Property markers are required to verify property lines when obtaining permits for certain projects in the City of Spring Lake Park, such as fences, shed, and additions. when construction is close to required setbacks or the line itself. Knowing where the property markers are is also important information to avoid legal and neighborhood disputes. Property lines, or boundary lines, are the defined points where one person's land ends and the neighboring land begins.

### Step 1

To ensure you can dig for your property markers safely, contact Gopher State One at <http://www.gopherstateonecall.org/> or 651-454-0002 to locate utility lines. They will need a 48 hour notice. This is a free service.

### Step 2

Obtain a survey of your property which may be available on the Anoka County website at: <http://gis.anokacountymn.gov/webgis/>

### Step 3

Gather materials you will need to locate your property markers.

1. Survey
2. Tape measure
3. Metal Detector can be used if you are having difficulty finding your stakes.
4. Shovel

### Step 4

Property markers are typically 14.5 feet in from the curb. Go to your front curb and measure back about 14.5 feet in the area you think your marker should be. Use a metal detector and then start digging. The marker should be about 6-10 inches below the surface. It may have a colored cap with numbers on the top.

### Step 5

Use your survey to see what distance the back stake is from the front stake and use your tape measure to measure that distance, then use the metal detector and dig. Continue doing this until all stakes are found.

### Step 6

Put a marker of some type on the uncovered stake. This will need to remain visible until an inspection is done. Do not remove your property stakes.

### Step 7

If you are unable to find your stakes and/or need to have property markers installed, contact a licensed Professional Land Surveyor (Listed Above).



Spring Lake Park  
History. Community. Home.

# CITY OF SPRING LAKE PARK ZONING PERMIT APPLICATION

1301 Eighty-First Avenue NE  
Spring Lake Park, MN 55432  
Fax: (763) 792-7257

*Applicant MUST sign & date before accepting*

1. Job Address:

Spring Lake Park, Minnesota 55432

2. Owner:

Email:

Address:

Phone No.:

3. Contractor:

License No.

Address:

Email:

Phone No:

Cell Phone:

Fax No:

4. Architect or Engineer:

License No:

Address:

Phone No.

5. Type of Work:

Fence

Shed (under 200 square feet)

Other Structures (under 200 square feet)

Driveway

Describe Work to be Done: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Estimated Value of Work: \$

Estimated Date of Completion:

IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 180 DAYS AT ANY TIME AFTER WORK IS COMMENCED THE ZONING PERMIT SHALL BECOME NULL AND VOID.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS ZONING PERMIT APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

#### ZONING PERMIT APPLICATION CHECKLIST:

- Two (2) Site Plans or Surveys
- Two (2) Driveway details - type, thickness, and reinforcement
- Two (2) Proposed Elevation Plans (Sheds)
- Two (2) Fence details - type, heights, finish.

#### FOR OFFICE USE ONLY:

Date received:

Initials:

Zoning

County Health Dept.

Fire Dept.

Soil Report

\_\_\_\_\_  
Signature of Contractor or Authorized Agent

\_\_\_\_\_  
Date