DETACHED GARAGES, ACCESSORY BUILDINGS

Detached Accessory Buildings (amended March of 2020, one shed of 200 sq. ft. or less is allowed on all properties and is not included in the calculation for accessory structures)			
Parcel Size (in acres)	**Max Sq. Footage (sq ft is inclusive for all allowable structures)**	**# of Structures**	**Max Sidewall Height in A, RR, R-1 & R-2 Districts***
Less than 1/2	580	1	14 ft
½	960		
¾	1,100		
1	1,240		
1 ¼	1,380		
1 ½	1,520		
1 ¾	1,660		
2	1,800	2	
2 ¼	1,950		
2 ½	2,100		
2 ¾	2,250		
3	2,400		
3 ¼	2,475		
3 ½	2,550		
3 ¾	2,625		
4	2,700		
4 ¼	2,775		
4 ½	2,850		
4 ¾	2,925		
5 or more	3,000 plus an additional 240 sq ft, or increment thereof, for each additional acre	4	
Viking Preserve	200	1	8 ft

- All structures greater than 120 Sq. Ft. shall require a permit and are required to meet applicable building/zoning requirements. All structures less than 120 Sq. Ft. must still meet zoning setbacks.
- Each lot, regardless of size, is allowed one (1) additional single story storage shed (garden shed) that is 120 Sq. Ft. or less. This additional shed must meet setbacks.
- No garage or accessory structure shall be constructed on a lot prior to the construction of the principle structure.
- Accessory structures can be located closer to the front property line than the principal structure when meeting the appropriate setbacks, as long as the structure does not block the view of the house from where the driveway meets the road.

ZONING REQUIREMENTS

1. Structures shall not be located in drainage easements.
2. Silt fence or other similar materials may be required.
3. A second access point to the road (2nd driveway) is allowed in RR zoning only and must be applied for separately from the accessory structure permit.
4. Any part of a new driveway that is within 75 ft from an improved road must be bituminous.
5. Accessory buildings shall comply with the following:
   a. Shall incorporate a finished design and color scheme that is coordinated and compatible with the color and design of the principal structure.
   b. Shall include complete eave and corner trim elements.
   c. Shall include a minimum of two different architectural features on the front façade; such as windows, entry door, or material/color variations
   d. Shall include a minimum combination of 2 architectural and or landscape features along any sidewalls greater than 10 feet in height and any sidewall directly adjacent to and visible from the public right-of-way.

REQUIRED INSPECTIONS

1. **Footing/Concrete slab:** to be made after all form work has been set up, re-rod secured in the footing *but prior to pouring concrete.*
2. **Framing/Sheathing**: To be made after all framing, blocking, (wall bracing sheathing) *and rough electrical has been signed off by the electrical inspector*.
3. **Final**: To be made upon completion of the garage electrical final inspection, finish grading and driveway improvement.

Other Inspections: In addition to inspections above, the building inspector may make or require other inspections to ascertain compliance with the provision of the zoning and biding code or to assist you with your questions or concerns during the construction process.

GENERAL BUILDING CODE REQUIREMENTS

1. **Footings:** Must extend to front depth for all attached garage. A "floating slab or monolithic pour" may be used for the foundation support of detached garages on all soils except muck or peat. Slab perimeter must be sized and or reinforced to carry all design loads of the structure. One row of 6" inch block is required above the slab. Minimum slab thickness must be 3 ½ inches and reinforcing mesh or wire or rebar is recommended and minimum compressive concrete strength is 3,500 psi.
2. **Anchor Bolts or Straps:** Foundation plates must be anchored to the foundation with not less than ½ inch diameter steel bolts with a two inch washer. The bolts must be embedded 7 inches into the concrete and spaced not more than 6 feet apart. There must be at least 2 anchor bolts per piece of bottom plate. Anchor bolts must be located a maximum of 12 inches from doors, corner and sill plate ends. Straps are to be installed per manufacturer specifications.
3. **Sill Plate:** All foundation plates on sills and sleepers on a concrete or masonry slab, which is in direct contact must be of approved treated wood, heart wood of redwood, black locust, or cedar having a width not less than that of the wall studs.
4. **Wall framing:** Studs must be placed with their wide dimension perpendicular to the wall sheathing. No less than 3 studs must be installed per corner. (See wall bracing schematic). Minimum size of studs depends on the height of the wall. The maximum stud spacing is 24 inches on center. If electrical service will be installed when building the structure an electrical inspector's rough in inspection must be completed and signed off.
5. **Final:** To be completed upon the completion of the garage structure, grading, siding, and after HVAC and electrical have been final (if being used).

ADDITIONAL BUILDING REQUIREMENTS

1. New overhead garage doors on newly built garages are to be rated for 90 mph wind speed. Doors must be tested to meet either DASMA 108 or ASTM E330 standards for wind load.
2. Method of wall bracing used and the location of braced wall panels including the height and length must be included in the building plan.
3. Building inspector to verify one hour exterior gypsum for walls located less than 5' to property line. Gypsum board must be inspected before siding is installed.
4. One hour protection for projection (roof eave) less than 5 feet from a lot line can be omitted provided fire blocking is installed from the wall top plate to the underside of the roof sheathing or gable vent opening are not installed.
5. Panning shall be provided under all new construction windows. All window sills must be installed at an slope so water will come out if it penetrates the window assembly.
6. Daylight drains are permitted for properties on private well and septic, but drains cannot be connected to your septic tank. Any gutters and downspouts provided at roof eaves shall not be directed to your septic drainfield or your neighbor's lot. If drains located in attached garages are installed, they must be connected to the home's plumbing by the use of a transitional coupling.

Zoning Setbacks

Zoning	Front Yard Setback on City Road	Side Yard Setback	Side Yard Setback on a City Road	Rear Yard Setback	Setback from County Road	2nd Driveway Allowed	Primary Structure Setbacks	Septic setbacks	Well setbacks	Wetland Setbacks
R1*	30 ft	10 ft	25 ft	10 ft	100 ft	No	10 ft	Bldg must be 20 ft from drainfield and 10 ft from tanks Septics can be 10ft from a property line	3 ft from any bldg overhang	See Wetland or Shoreland Ord.
R2*	30 ft	10 ft	25 ft	10 ft		No	10 ft			
RR*	40 ft	25 ft	40 ft	25 ft		With permit	25 ft			
Whispering Aspen	28 ft	10 ft	25 ft	10 ft	NA	No	10 ft			
Viking Preserve	25 ft	7 ft	25 ft	25 ft	50 ft	No	10 ft			25 ft

*Check to see if you are in the Shoreland Overlay District as the setbacks may be different.

Shoreland Overlay	Please check with staff for your setbacks as they will be different than above. 25% impervious Surface rule applies, meaning only 25% of the property's surface can have an impervious surface where water cannot drain through it. To find out your zoning or if you are in the Shoreland Overlay District: either use the GIS map on the city website or call 763-367-7844 between M-F 8am-4pm.

PERMIT FEES

The permit fee is determined based on two numbers:

1. The cost you are paying for parts, material, and labor (even if you are doing the work yourself, you would need to factor in labor as if you were hiring a contractor)
2. The value you are adding to your property. The value you are adding is based on the number of square feet of the accessory building. This DOES affect your property taxes.

Attached garaged	$45.92/sq. ft.
Detached garage	$35/sq. ft.
Pole Building	$20/sq. ft.

$__ X __sq. ft = valuation

Valuation	Approx. Permit Fee
$10,000	$306
$20,000	$542
$30,000	$745
$40,000	$917
$50,000	$1,089
$60,000	$1,209
$70,000	$1,330
$80,000	$1,450
$90,000	$1,571
$100,000	$1,691

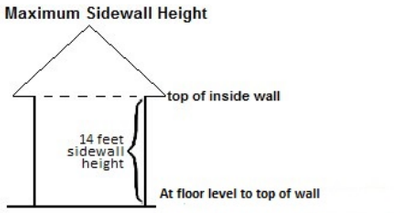
Valuation	Approx. Permit Fee
$110,000	$1,789
$120,000	$1,886
$130,000	$1,983
$140,000	$2,081
$150,000	$2,178
$160,000	$2,276
$170,000	$2,373
$180,000	$2,470
$190,000	$2,568
$200,000	$2,665

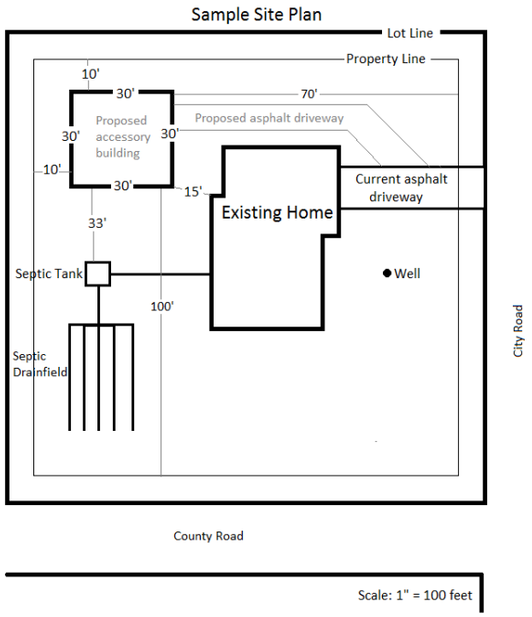
WHAT NEEDS TO BE SUBMITTED:

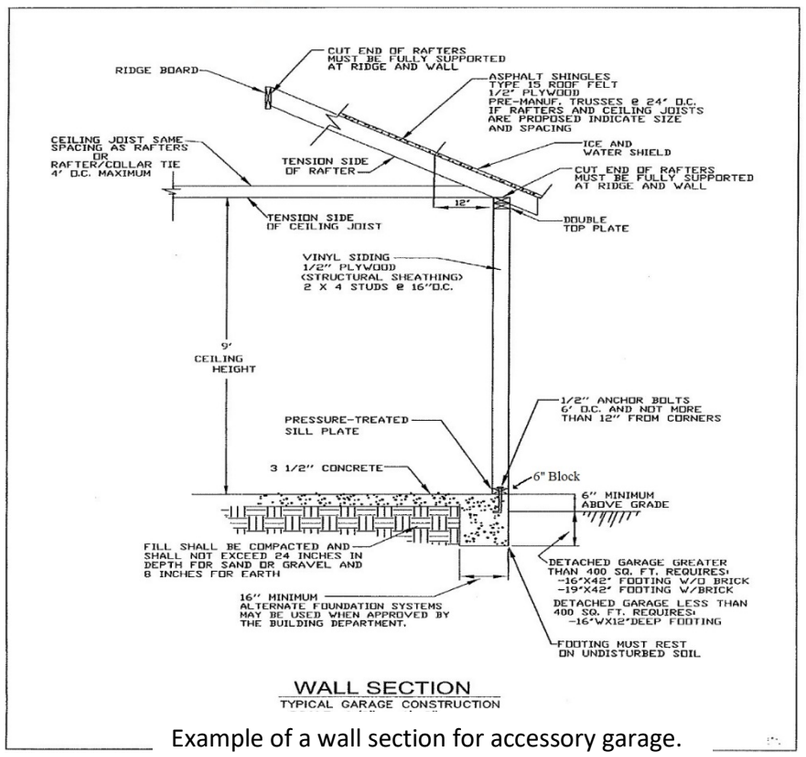
1. **Completed permit application**
2. **Two sets of building plans**
   a. Footings, site, floor and elevations
   b. Location and size of doors and window openings
   c. Size, spacing and directions of rafter or trusses
   d. Size of headers above all door(s) and window openings
   e. Type (grade and species) of lumber to be used
   f. Foundation elevations (soil to bottom plate), possible soil additions or retaining walls
3. **Two sets of site plan.** You may draw it free hand but to scale, use East Bethel GIS, or draw on a copy of your certificate of survey.
   a. Size of proposed accessory structure
   b. Distance from the proposed accessory structure to
      1. Septic system
      2. The well
      3. The primary structure
      4. Other structures like sheds
      5. Wetlands
      6. Property lines
   c. Location of possible retaining walls
   d. Driveway to accessory building: Location, material, and distances (distinguish between current and proposed) (2nd access to road requires a separate permit.)

PLAN REVIEW

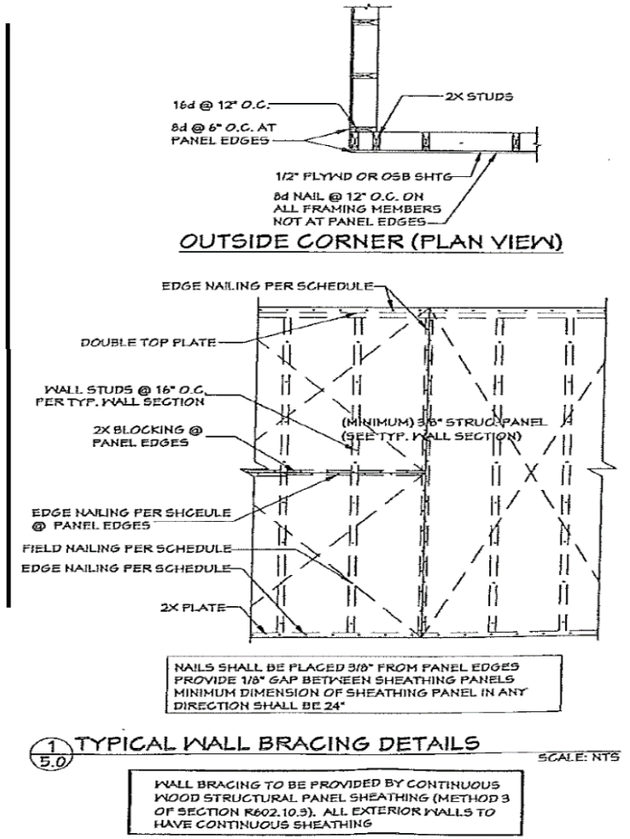
Plans submitted for review are addressed on a first come first serve basis. Length of plan review time will depend on the amount of plans ahead of you. If more information is required for plan review, your plan will be put on hold and we will move to the next one. Once the required information is submitted than plan review will commence. We strive to have plan review completed within two (2) weeks, but we do not count the time the plan was on hold due to insufficient information.



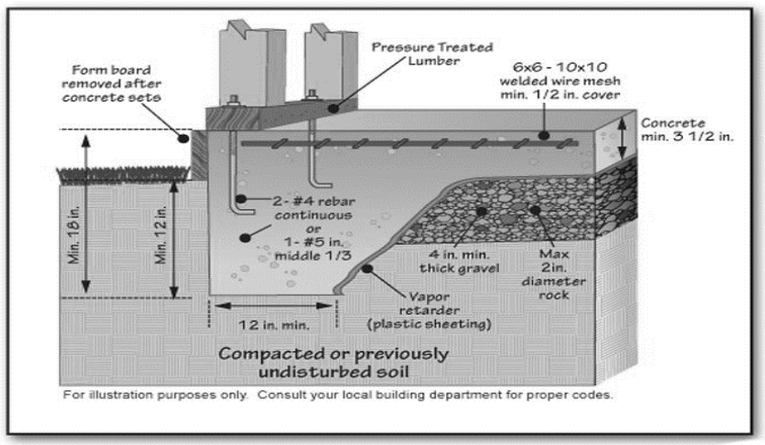




Example of a wall section for accessory garage.



This is one example of braced wall panels, other methods are accepted.



Depending on the perimeter grade one row of 6" inch block is required below the bottom plate.