



SCOTT COUNTY ZONING ADMINISTRATION DEPARTMENT

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ACCESSORY BUILDINGS AND STRUCTURES

An accessory structure is a structure of secondary or subordinate use to the principal structure, located on the same lot.

Scott County Zoning Ordinance 4-3-9 Accessory Building and Structures

1. Rural Residential, Residential Suburban, Urban Expansion, Transition Reserve, Urban Business Reserve, Rural Business Reserve, and Agricultural Districts.
 - a. No accessory building shall exceed the height in the respective zoning district.
 - b. One (1) accessory building, not to exceed two hundred twenty (200) square feet of floor area shall be allowed and is not required to meet setbacks and shall be permitted in addition to the allowed square footage of accessory building size.
 - c. No accessory building shall be constructed on a lot before a building permit has been issued for the principal building to which it is accessory.
2. Single Family Accessory Buildings.
 - a. Detached Accessory Buildings. Outside wall dimensions will be used to determine maximum building area, except where a roof projects out greater than two (2) feet from the side wall, roof area will be used to determine maximum building area.
 - b. Attached garages. The maximum floor area for attached garages shall be the greater of eight hundred (800) square feet or a footprint equal to the footprint of the principal building.
 - c. The roofline of attached garages shall not extend above the roofline of the principal structure on the lot.
3. Accessory Building Area and Height:
 - a. Detached garages, buildings, and additional accessory structures, individual and combined, shall be subject to the maximums listed in the following table.

Lot Size	Maximum Building Area	Maximum Building Height
Less than 1 acre	1,000 square feet	18 feet
1 – 1.99 acres	2,000 square feet	20 feet
2 – 4.99 acres	3,000 square feet	20 feet
5 – 7.99 acres	3,600 square feet	20 feet
8 – 9.99 acres	4,000 square feet	24 feet
10 – 14.99 acres	5,000 square feet	24 feet
15 – 39.99 acres	6,000 square feet	24 feet

For setbacks please use the Zoning Ordinance link below and refer to the corresponding zoning district for the property.

- b. Exception – Existing or proposed agricultural buildings currently used for agricultural purposes, or private greenhouses used for growing plants, as verified by the Zoning Administration.
4. Commercial and Industrial Districts. No accessory building shall exceed the height of the principal building except by conditional use permit.

* The information presented on this sheet is a summary of the uses and performance standards as set forth in the Scott County Zoning Ordinance and is for informational purposes only. The official zoning regulations can be found within Scott County Zoning Ordinance No. 3 by contacting Scott County Community Development or on the Scott County Web-site <http://www.scottcountymn.gov> or using the following link:

Zoning Ordinance: <https://scottcountymn.gov/381/County-Ordinances> then select **Ord 03 Zoning**