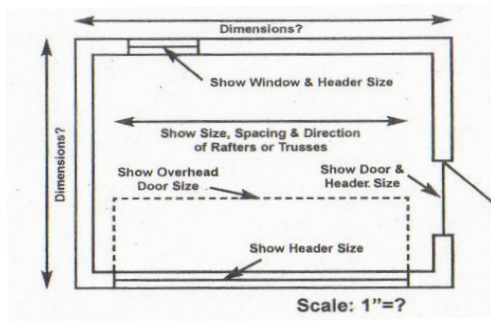


3. Two complete sets of building plans drawn to scale or the Garage Detail Form that describes:

- ☐ Proposed size of garage or storage building.
- ☐ Location and size of window and door openings.
- ☐ Size of headers over all doors and window openings
- ☐ Size, spacing and direction of rafter (roof) materials.
- ☐ Type (grade & species) of lumber to be used.

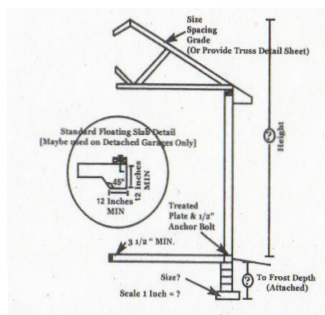
### Sample Floor Plan

4. Two Copies of building section, showing the proposed design. All elevations should include the following;



- ☐ Height of structure from grade.
- ☐ Size and depth of footings.
- ☐ Floor design and material.
- ☐ Wall and roof construction components.

### Sample Building Section



## Minnesota Building Code



The City enforces the Minnesota Building Code. Olmsted County Planning Department administers the building permit process for the City.

A building permit is required for;

- ☐ all buildings 200 square feet or larger
- ☐ all structural repairs and improvements
- ☐ roofing projects
- ☐ re-shingling
- ☐ siding
- ☐ furnaces
- ☐ water heaters
- ☐ moving structures
- ☐ decks (replacement & new)
- ☐ demolitions.
- ☐

**A zoning certificate is required for; fences, walls & structures less than 200 square feet.**

## Call Before Digging

To locate any underground utilities.

**Gopher State One Call**  
**800-252-1166**

Call 2 working days before you dig.



**City of Chatfield**

21 SE Second Street, Chatfield, MN 55923

Phone: 50-867-3810

Fax: 507-867-9093

## Storage Buildings/ Shed (Separate Garage Brochure)

*Building Permit  
&  
Zoning  
Information*



**City of Chatfield,  
Minnesota**

**City of Chatfield,  
Minnesota**

Quick Reference Guide  
updated 06/2024

Tel: 507-867-3810  
[www.ci.chatfield.mn.us](http://www.ci.chatfield.mn.us)

## Storage Buildings/Shed (Separate Garage Brochure) in Residential Districts

### Permit Requirements

A Zoning Certificate is required for storage buildings / sheds less than 200 sq. ft.

Building permits are required for construction of all new or replacement garages and storage buildings 200 square feet or larger.



- A garage, car port, deck and breeze way which is attached to the principal building on a lot, shall comply in all respects with the requirements of the principal building.
- No accessory building shall exceed one story or 16 feet in height.
- No single accessory building shall occupy more than 10% of the lot area.
- The cumulative total of all accessory buildings shall not exceed 15% of the lot area.
- The maximum lot coverage of all buildings on a lot (excluding decks) is 30%.
- All detached garages and accessory buildings shall be located in the side or rear yards.
- Accessory buildings located in the rear yard, more than 10 feet from the rear wall of the principal building must be at least 5 feet from the side and / or rear property line, measured from the wall of the building.
- When located within 10 feet of the side or rear wall of the principal

building they shall comply with all yard requirements applicable to the principal structure.

- When an accessory building is a garage with the vehicle entrance door located parallel to an alley, the minimum setback shall be at least 10 feet from the rear lot line.
- When an accessory building is a garage with the vehicle entrance door located perpendicular to an alley, the minimum setback shall be at least 5 feet from the rear lot line.
- Cloth, canvas plastic sheeting, tarps, or similar material, as well as corrugated roofing or siding, are not allowed as primary building material on an accessory structure. This limitation does not apply to a greenhouse.
- Accessory buildings shall not be constructed prior to, or in lieu of, the principal building.
- No private garage or storage structure shall exceed 1,008 square feet in size nor shall any access door or other opening exceed the height of 10 feet.



Impervious Floor

carports and storage buildings, in which motor vehicles will be parked or stored, for any length of time, shall have a floor of non-flammable and non-absorbent materials as per the Uniform Building Code Standards.

### Permit Fees

The building permit fee is based on the project's construction value and is designed to cover the cost of a plan review and the field inspections that will be done during construction. The plan review is done by the building inspector in order to spot potential problems or pitfalls that may arise. The inspector will make

notes on the plan for your use. Construction inspections will be done during the project to ensure code compliance and that the materials you use are installed safely. The plan review and inspections are not designed to be a guarantee of the work, but are done to provide a reasonable degree of review and observation so the project will be successful, safe and long lasting.

### Submitting Plans

Building Permit / Zoning Certificate forms may be picked up at City Hall, by calling 507-867-3810, or online at [ci.Chatfield.mn.us](http://ci.Chatfield.mn.us). For a complete application you will need:

1. A *completed* Building Permit / Application or Zoning Certificate
2. A *certified survey or site plan drawn to scale* indicating the lot dimensions, the location and size of the existing structure(s) and the location and size of the proposed structure. Indicate the setbacks from property lines of the existing and proposed structure.

### **Sample Site Plan**

