

Accessory Structure Regulations for R-1, R-1S, RO Districts in Dayton, Minnesota

Size, Materials and Other Requirements:

	Maximum combined area – <u>including</u> attached garages	Maximum Height (to peak of roof)	Maximum Sidewall Height	Special Requirements (for all three districts)
R-1	1,250 sq. ft.	16	10 ft	<ul style="list-style-type: none"> ○ The maximum area for accessory structures includes any attached garage area. ○ Max. 2 detached acc. structures per lot. ○ Attached and detached garage footprint must be less than house footprint ○ Eaves and overhangs required ○ Exterior materials must be similar to house* ○ Impervious surface coverage limits also apply.
R-1S	800 sq. ft.	16 (and less than principal bldg.)	8 ft	
R-O parcels 12,000 sq. ft +	1,000 sq. ft.	16 ft	8 ft	
R-O parcels under 12,000 sq. ft	800 sq. ft.	16 ft	8 ft	

* Exterior Materials must be similar to house

The exterior materials for residential accessory buildings must be comparable to the exterior materials of the principal building, including roofing and building siding (including horizontal vs. vertical) or other exterior materials...

Impervious surface requirements:

	Shoreland**	R-1	R-1S	RO
Maximum Impervious Surface	25%	40%	65%	None
Maximum Structure Coverage	25%	None	20%	None
Maximum Development Coverage			50%	

**Shoreland Ordinance applies when any part of the parcel is 1000 ft from any lake or 300 ft from any river.

Accessory Structure Setbacks***:

	R-1	R-1S	RO
Front, side or rear to a street (non-arterial)	30	30	0-5 required build to line for new construction
Front, side or rear to an arterial street	50	50	0-5 required build to line for new construction
Required to be behind setback line of the front of house	Yes	Yes	Yes
Side(not adjacent to street)	5	5****	10
Rear	5	5	10

***Additional setbacks will apply from wetlands, shorelands, and bluffs. Septic setbacks are 10' from tanks, 20' from drain fields. Setbacks from any other structure, such as house or another garage or shed is 10 feet.

****May be reduced to 0 feet on one side when part of an approved development plan and covered by access and maintenance agreements.

Note: In the event of a conflict between this guideline sheet and the ordinance, the text ordinance shall prevail.