



BUILDING INSPECTION DIVISION

7700 Market Boulevard, P.O. Box 147

Chanhassen, Minnesota 55317

Phone: 952-227-1180 | Fax: (952) 227-1190

SHED/PERGOLA/GAZEBO/GARAGE INFORMATION

NOT OVER 200 SQUARE FEET OF FLOOR AREA

1. Complete and submit an online ZONING permit.
2. Must upload a lot survey “to scale” lot survey showing the location of the shed/pergola/gazebo/garage in relation to the property lines. (See setback information below)
3. Upload a [Hard Surface Calculation Sheet](#) if a revised survey with calculations is not provided. Some structures on the property may not be to scale or displayed on the survey and will require measurements to be taken on the property.

SHED/PERGOLA/GAZEBO/GARAGE INFORMATION

OVER 200 SQUARE FEET OF FLOOR AREA

1. Complete and submit an online BUILDING permit.
2. Upload a lot survey (to scale) showing the location of the shed/pergola/gazebo/garage in relation to the property lines. (See setback information below)
3. Upload plans showing the proposed design and material to be used. Plans shall be drawn to scale and shall include the following:
 - a. A floor plan indicating the following:
 - i. Proposed shed size

- ii. Foundation design. (Footings, Slab-on-grade, Foundation plate, etc.)
 - iii. Size and spacing of beams and floor joists, if any
 - iv. Size of decking/flooring or slab thickness, if any
 - v. Size of headers
 - vi. Size and spacing of roof rafters
- b. Cross section of either a side view or a rearview indicating the following:
- i. Foundation. (Footings, Slab-on-grade, Foundation plate, etc.)
 - ii. Building to foundation/support attachment
 - iii. Floor beam and joist size and spacing
 - iv. Flooring material (see above)
 - v. Type(s) of sheathing and siding material
 - vi. Size and spacing of roof rafters
 - vii. Pitch of roof
4. Complete a [Hard Surface Calculation Sheet](#) if a revised survey with calculations is not provided.

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SETBACK INFORMATION

For additional information, contact the Planning Department at 952-227-1132.

Chanhassen Zoning Ordinance: Sec. 20-904. Accessory structures.

(a) A detached accessory structure, except a dock, shall be located in the buildable lot area or required rear yard. No accessory use or structure in any residential district shall be located in any required front, side or rear setback with the following exceptions:

- (1) In the RSF and R-4 Districts accessory structures shall not exceed one thousand (1,000) square feet. These structures must be setback as follows:

- (a) Less than one hundred forty (140) square feet, minimum rear setback is five (5) feet.
 - (b) One hundred forty-one (141) to three hundred ninety-nine (399) square feet, minimum rear setback is ten (10) feet.
 - (c) Four hundred (400) square feet and above, minimum rear setback is thirty (30) feet.
 - (d) Minimum side yard setback is ten (10) feet.
- (2) On riparian lots, detached garages and storage buildings may be located in the front or rear yard but must comply with front, side, and applicable ordinary high watermark setbacks and may not occupy more than thirty (30) percent of the yard in which it is built.
- (3) Tennis courts and swimming pools may be located in rear yards with a minimum side and rear yard setback of ten (10) feet, [but] however, must comply with applicable ordinary high water mark setbacks.
- (4) A detached accessory structure may occupy not more than thirty (30) percent of the area of any rear yard.