



Becker County Accessory Structure Policy

(Per approved amendments to the Becker County Zoning Ordinance dated July 25, 2006 and December 18, 2008)

Definition of an Accessory Structure:

Any building or structure that is incidental to the principal use of the property.

Accessory Structure Use:

If any portion of the floor space is equipped with these three key elements:

- 1) Cooking / kitchen facilities, and
- 2) Water supply and/or sanitary disposal facilities, and
- 3) Sleeping accommodations

Thus providing the capability of independent, continuous human habitation, the building or structure is considered equivalent to a guest cottage and must be located on a property that meets or exceeds duplex lot area and width dimensions as listed in Section 6, Subdivision 4 of the ordinance. Guest cottages are only permitted on duplex size lots located on General Development or Recreational Development lakes.

Accessory Building Setback:

Roadway - Accessory Structures may be permitted 20 ft from the right of way of a township dedicated road or 53 feet from the centerline of a non-dedicated township road. This setback does not apply to County or State Highways.

Rear Property – Accessory Structures may be permitted 20 feet from the rear property line in special protection, residential, high density residential and general agricultural districts.

Accessory Structure Area:

Lake Frontage Lots or within 200 ft of a lake are allowed to be 480 sq ft or 5% of that portion of the lot (within 200 ft) whichever is least restrictive. In all cases, the accessory structure must be located within the setback lines and cannot exceed 1200 sq ft (Ex: 30x40) in size.

Over 200 ft from a lake and/or across the road from the lakeshore tract are allowed to be 2400 sq ft in size (Ex: 40x60) if it does not exceed 15% of the buildable area (total area minus the building setbacks). This is applicable in a residential use area.

In all cases, total impervious surface lot coverage must not exceed 25% (30% if commercial).

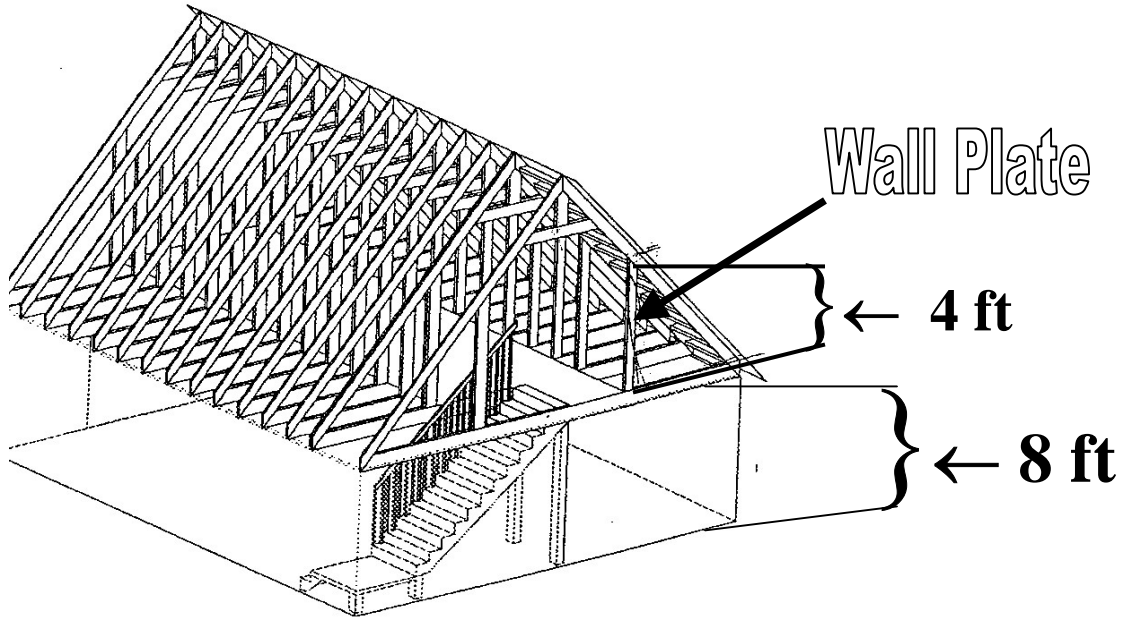
Accessory Structure Height:

The height of an accessory structure shall be limited to 22 feet from the ground to the peak and not more than 1.5 stories in height.

See back of page for definitions of 1.5 stories...

Story, half:

That portion of a building under a gable, hip or gambled roof, the wall plates of which, on at least two (2) opposite exterior walls, are not more than four (4) feet above the floor of such story.



1.5 Stories; not to exceed 22 ft in height; upper story for storage only.

~ OR ~

