



SHED HANDOUT

City of River Falls Inspection Department

SHEDS, DETACHED GARAGES & ASSESSORY STRUCTURES

Municipal Code Section 17.08.010(C)

Building Permit - Required if shed or structure is 150 square feet or great in size. Permits issued by appointment only. Call 715-426-3426 or 715-426-3427 24 hours before desired appointment.

Setbacks - Setbacks are measured from property line to the overhang of the structure.

- No detached accessory building shall be closer than five feet from the rear lot line.
- No detached accessory building shall be closer than five feet from the side lot line.
- The minimum distance between the principal building and an unattached accessory building shall be five feet. Minimum fire separation is 10-feet or an approved fire separation.
- Detached accessory buildings shall have the same front yard setback requirements as the principal building or structure and shall not be allowed to encroach upon the front yard or beyond the front building line.
- Rear yards with alleys – if the door of any building opens forward to an alley, it must be setback a minimum of 15-foot from the center line of the alley and not closer than 5-feet from the property line.

Utility Easements or other easements

- Sheds or structures shall not be built within any easements.

Other

- No detached accessory building or structure shall occupy more than thirty (30) percent of the area of a required yard.
- No detached accessory building or structure shall exceed the height of the principal building structure.
- Maximum of 2 detached structures allowed on a property.

This list is not all inclusive. If you have any questions, please call the Zoning Administrator at 715-426-3424.