

## **SHEDS, DETACHED GARAGES, & ACCESSORY STRUCTURES**

### **IS A BUILDING PERMIT REQUIRED?**

A building permit is required if shed or structure is 150 sq ft or greater in size. Portable garages and carports are considered to be a type of shed or structure.

### **HOW TO OBTAIN A BUILDING PERMIT**

- Fill out a building permit application. Application can be found online at [rfcity.org](http://rfcity.org).
- Provide site plan. Include dimensions, setbacks.
- Provide building plans and specs for the structure.
- Permit fee is based on the project cost. Cash or check to City of River Falls.
- Permits are issued by appointment, call 715-426-3427 to schedule.

### **SETBACKS**

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

- No detached accessory building shall be closer than 5 feet from the rear lot line.
- No detached accessory building shall be closer than 5 feet from the side lot line.
- The minimum distance between the principal building and an unattached accessory building shall be 5 feet. Minimum fire separation is 10 feet or an approved fire separation.

### **EASEMENTS**

Shed 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.

This list is not all inclusive. **See Municipal Code Section 17.08.010(C)**. If you have any questions, please call the Zoning Department at 715-426-3431.

### **FOR MORE INFORMATION**

Contact Inspections staff at City Hall  
222 Lewis Street, River Falls WI 54022  
715.425.0900