



Frequently Asked Questions

Planning & Zoning

Where are my property lines located?

- The most accurate way to determine your property boundaries is to locate the property irons (survey markers) in the ground or hire a licensed land surveyor.
- In most cases, the property line does not extend to the curb.
- You may estimate your property boundaries using the [Steele County Tax Parcel Viewer](#).
 - **Important:** Property lines shown in the Parcel Viewer are for reference purposes only and should not be relied upon for precise measurements or legal determinations.
 - A list of local surveyors can be found here: [Microsoft Word - BI Local Surveyors and Drafters 2019 Rev 1.docx](#)

How do I know if there's an easement on my property?

- Please contact our office to determine if there is an easement on your property.

How many accessory structures are allowed on my property?

- Each property is permitted a maximum of two (2) accessory structures.
- All accessory structures must meet height and setback requirements.

Notice: This document is for informational purposes only and does not replace City Ordinance.

Last Updated: February 2026

What qualifies as an accessory structure?

Examples of accessory structures include:

- Detached garages
- Pergolas
- Sheds
- Detached decks
- Gazebos

The following do **not** count toward the accessory structure limit:

- Fences
- *Temporary* above-ground pools under 5,000 gallons
- Raised garden beds
- Attached decks
- Attached garages
- Three- or four-season porches

What zoning district is my property located in?

- A zoning map is linked on our website for your reference.
- If you are unsure which zoning district applies to your property, please contact our office.

What are setback requirements?

- Setbacks vary depending on zoning district and structure type.
- Setbacks are measured from the property line to the structure.
- Please see specific project types and their setbacks below.

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Sheds (under 200 square feet)

- A [Zoning Permit](#) is required.
- Sheds over 120 square feet are not permitted within easements.
- Sheds must be located in rear yards only.
- Must comply with all requirements outlined in the following document: [PDF](#)

Detached decks, pergolas & gazebos (under 200 square feet)

- A [Zoning Permit](#) is required.
- Permitted in rear yards only.
- Must comply with all requirements outlined in the following document: [PDF](#)

Garages, sheds, and other structures (over 200 square feet)

- A [Building Permit](#) is required.
- Residentially zoned property is permitted one detached garage per lot.
- Design Requirements:
 - The roof must have a pitched roof with eaves and be covered with shingles, tiles, or metal roofing that has a factory-applied finish (galvanized metal is not allowed).
 - The exterior walls should have regular siding **or** match the outside of the principal building.

Fences

- No permit required if not located within an easement.
- A [Zoning Permit](#) is required if located within an easement.
- Please see attached [PDF](#) for fence guidelines, regardless if an easement is present.

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Front Porches and Decks

- A [Building Permit](#) is required for an attached front deck.
- Front decks must stay at least 15 feet from the front lot line;
- Front decks cannot project more than 10 feet into the front yard setback.
- Setbacks are measured from the bottom of the stairs.

Backyard Porches and Decks

- A [Building Permit](#) is required for an attached rear deck.
- Rear decks must be 20 ft from the property line.
- Setbacks are measured from the bottom of the stairs.

Above ground pools

- Temporary, above ground pools that are under 5,000 gallons **do not** need a zoning permit.
 - *Note: temporary, above ground pools under 5,000 gallons must comply with [setback](#) requirements outlined in this [PDF](#)*
- Permanent, above ground pools that are under 5,000 gallons need a [Zoning Permit](#)
- Permanent, above ground pools that are over 5,000 gallons need a [Building Permit](#)

How much does a zoning permit cost?

- A zoning permit costs \$20, payable online or in person with cash or check. Our office is located on the first floor of City Hall at 540 West Hills Circle.

Don't See your Project? Check with Building Inspections

- [FAQs • Building Inspections - General](#)

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