The **Zoning Code** and Your Property: Where Can I Build It?
The illustration above offers an overview of some of the ways the zoning code affects residential property. Always call the Planning Division (763-593-8095) for the most accurate regulations before investing your time and money into a project.

**ACCESSORY STRUCTURES**
Must be completely behind the house, at least 10 feet away from the house/deck, and 5 feet away from property lines. Allowable size is determined by the total amount of accessory structure already on your property.

**DECKS**
A deck over 8 inches high must follow the setback requirements for your house (must stay a certain number of feet away from the property line). Decks are included in the overall footprint of your home.

**FENCES**
A fence can be no higher than 6 feet (4 feet when it’s in front of your house). The finished side of the fence must face outside your property. All posts must be completely inside your property.

**PATIOS**
Patios (paved or wooden structures less than 8 inches in height) must be at least 3 feet away from your property line.

**DECKS**
A deck over 8 inches high must follow the setback requirements for your house (must stay a certain number of feet away from the property line). Decks are included in the overall footprint of your home.

**AIR CONDITIONERS**
Must be behind your house. If visible from the street, unit must be enclosed by a screen.

**COMPOST BINS**
Must be 5 feet away from property lines.

**PORCHES**
Similar to decks, but may extend 5 feet beyond the footprint of your home.

**DRIVEWAYS**
Can be no closer than 3 feet to the side property line and are limited in size by the allowable amount of paved surfaces on your property.

**WRONG OF-WAY (ROW)**
Check with the City regarding regulations about planting, building, or excavating in City right-of-way (ROW).

**WHAT ELSE?**
The Zoning Code also regulates allowable home occupations, car/RV storage on your property, swimming pool location and size, and more.

**RIGHT-OF-WAY (ROW)**
Check with the City regarding regulations about planting, building, or excavating in City right-of-way (ROW).