

UTILITY SHED SPECIFICATIONS IN RESIDENTIAL DISTRICTS

- NOTE:**
- (A) ALL BUILDINGS MORE THAN 150 SQ. FT. REQUIRES A CERTIFIED SURVEY ALONG WITH A DRAINAGE PLAN APPROVED BY THE ENGINEERING DEPARTMENT BEFORE A PERMIT CAN BE ISSUED.
 - (B) ON COMPLETION, A FINAL DRAINAGE PLAN FORM (AS BUILT) MUST BE SUBMITTED TO THE BUILDING INSPECTION DEPARTMENT OR CITY ENGINEERING DEPARTMENT.

HEIGHT: (A) Maximum height is 15 feet.

SIZE: (A) 200 square foot shed is the maximum size, but is limited by lot coverage per zoning code and district.

DOOR SIZE: (A) Maximum door width 6'.

LOCATION: SEE BELOW

Wisconsin Administrative Code Comm 21.08

FIRE SEPARATION. Dwelling units shall be separated from garage spaces, accessory buildings, property lines and other dwelling units in accordance with Table 21.08 and the following requirements

TABLE 21.08

<u>Between Dwelling And:</u>	<u>Distance Between Objects</u> ¹	<u>Fire Rated Construction</u> ^{2,5}
Detached garage or accessory building on same property	Less than 5 feet	3/4-hour wall ³ 1/3-hour door or window ³
Another dwelling on same property	Less than 5 feet	3/4-hour wall ⁴ 1/3-hour door or window ⁴
Detached garage, accessory building, or other dwelling on same property	5 to 10 feet	3/4-hour wall ³ No requirement on openings
Detached garage, accessory building, or other dwelling on same property	More than 10 feet	No requirements
Property Lines	Less than 3 feet	3/4-hour wall 1/3-hour door or window
Property Lines	3 feet or more	No Requirements
Zero Lot Line	None	Follow sub. (2) (d) requirements

¹ Distance shall be measured perpendicular from wall to wall or property line, ignoring overhangs.

² Fire rated construction shall protect the dwelling from an exterior fire source.

³ Fire rated construction may be in either facing wall.

⁴ Fire rated construction shall be in both facing walls.

⁵ The methods for garage separation par.(a)1. Are examples of ¾ hour wall construction.

ZONING: **All Front Yard and Street Yard Areas:** With the exception of fences, no accessory structures shall be permitted within any portion of a front yard or street yard.

- (A) If **ER-1:** Lot cover is 30%. Accessory buildings can be 5 feet from side and rear property line.
- (B) If **SR-3:** Lot cover is 30%. Accessory buildings can be 5 feet from side and rear property line.
- (C) If **SR-5:** Lot cover is 40%. Accessory buildings can be 5 feet from side and rear property line.
- (D) If **NR-6:** Lot cover is 40%. Accessory buildings can be 3 feet from side and rear property line.
- (E) If **MR-8:** Lot cover is 50%. Accessory buildings can be 3 feet from side and rear property line.
- (F) If **UR-12:** Lot cover is 50%. Accessory buildings can be 3 feet from side and rear property line.

- SLAB:**
- (A) Detached utility shed must be built with a continuous floating slab or reinforced concrete not less than 4" in thickness on 4" of gravel or sand. All sod must be removed.
 - (B) The bottom plate shall be of lumber treated for decay.

- INSPECTIONS REQUIRED:**
- (A) Rough framing.
 - (B) Final. Includes drywall where required for firewalls.