

DETACHED GARAGE SPECIFICATIONS
IN RESIDENTIAL DISTRICTS

- NOTE:**
- (A) A CERTIFIED SURVEY IS REQUIRED 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.

LOCATION: Also see attached sheet (**Wisconsin Administrative Code Comm 21.08**)

- (A) If garage is located next to an alley, the wall must be a minimum of 5 feet to rear and side property line.
- (B) If garage doors open into yard a minimum 9' x 18' parking slab must be installed.

- HEIGHT:**
- (A) Maximum height is 15 feet.
 - (B) 1,000 square foot garage is the maximum size, but is limited by the following: lot coverage and zoning districts, and must be less square footage than footprint of residence.

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

- SLAB:**
- (A) Detached private garage must be built with a continuous floating slab of reinforced concrete not less than 411 in thickness on 4" of gravel or sand. All sod must be removed.

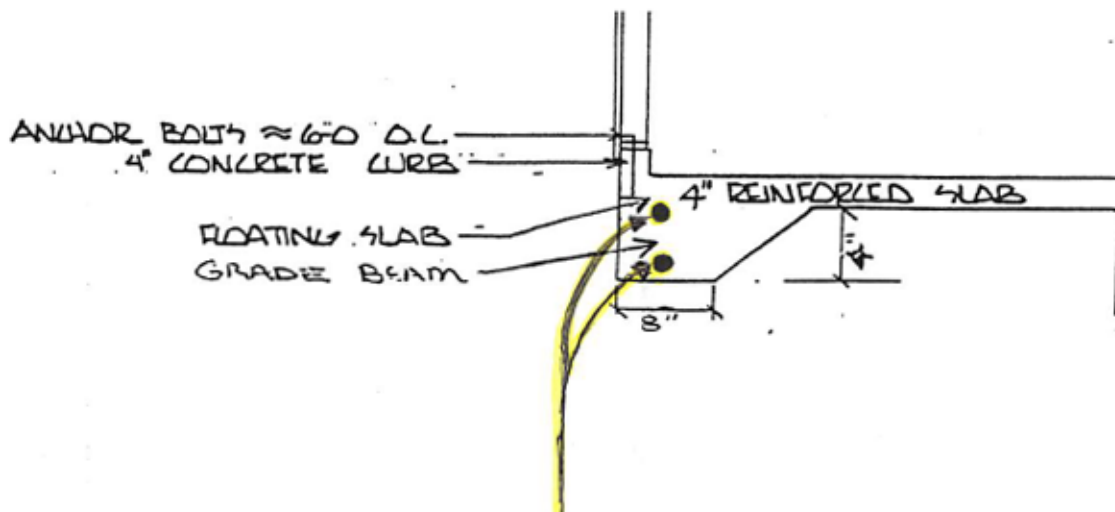
- (B) Reinforcement shall be a minimum of 6" x 6", #10 welded wire mesh. NOTE: AS OF THIS WRITING FIBER MESH MAY BE USED IN PLACE OF 6 X 6 WIRE MESH.
- (C) The slab shall have a thickened edge all around 8" wide and 8" thick from top of slab and have 2-#4 re-bars tied up in the thickened edge.
- (D) The top of slab or concrete curb, if used, shall be a minimum of 4" above finished grade.
- (E) The bottom plate shall be of lumber treated for decay if no curb is used.
- (F) Bolts: 3/8" anchor bolts 6" long shall be imbedded 3" into concrete with nuts and washers at a minimum of 8' centers.
- (G) The slab surface should be sloped towards the exterior garage door or opening. No openings or pits in the floor shall be permitted unless a drain is installed hooked up to sanitary sewer.

INSPECTIONS REQUIRED:

- (A) Before slab is poured. Mesh must be in place.
- (B) Rough framing.
- (C) Final. Includes drywall where required for fire walls.

NOTE: WHOEVER TOOK OUT PERMIT IS RESPONSIBLE FOR CALLING FOR ALL INSPECTIONS.

PRIOR YEAR ONGOING PROJECTS



2 - #4 Re-Bar installed top third and bottom third of the Grade Beam

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.