

ACCESSORY BUILDING REGULATIONS

- 12.27-6 Accessory buildings are permitted in each district as specified herein. An accessory building zoning permit shall be required. Accessory buildings are permitted only after their principal structure is present or under construction. The location requirements stipulated elsewhere in this Ordinance may be modified for accessory buildings as follows:
- (a) Agricultural buildings, used for agricultural purposes only, such as barns, silos, bins, sheds, and farm machinery sheds in the A-1, A-2, A-3 and A-4 agricultural districts shall not be considered accessory buildings. Such buildings are principal agricultural buildings and shall comply with the yard and height requirement of the agricultural districts. There shall be a building separation of at least 10 feet between buildings. Non-agricultural accessory buildings are permitted only after the residence is present on the parcel.
 - (b) Detached accessory buildings on nonconforming agricultural-zoned parcels greater than five (5) acres but less than ten (10) acres in area shall conform to the accessory building standards for the R-1 and C-2 districts. Detached accessory buildings on nonconforming agricultural parcels less than five (5) acres but greater than 40,000 square feet in area shall conform to the accessory building standards for the R-2 and R-7 districts. Detached accessory buildings on nonconforming agricultural parcels less than 40,000 square feet in area shall conform to the accessory building standards for the R-3 and R-8 districts.
 - (c) Detached accessory buildings in the R-1 Rural Residential District and the C-2 Upland Resource Conservancy District are permitted provided that all accessory buildings are located in the side or rear yard only, shall be located at least 10 feet from the principal structure, and a minimum of 10 feet from any side or rear lot line. There shall be a maximum of three detached accessory buildings, excluding gazebos and pool houses not more than 150 square feet in area and 12 feet in height. One accessory building shall be limited to a maximum of 150 square feet in area and a maximum of 12 feet in height. The other two buildings shall be limited to a total of 1,800 square feet in area and shall not exceed 20 feet in height. There shall be a minimum separation of 10 feet between accessory buildings.
 - (d) Detached accessory buildings in the R-2 Suburban Single-Family Residential District and the R-7 Suburban Two-Family and Three-Family Residential District are permitted provided that all accessory buildings are located in the side or rear yard only, shall be located at least 10 feet from the principal structure, and a minimum of 5 feet from any side or rear lot line. There shall be a maximum of two detached accessory buildings, excluding gazebos and pool houses not more than 150 square feet in area and 12 feet in height. One accessory building shall be limited to a maximum of 1,500 square feet in area and a maximum of 20 feet in height. The second building shall be limited to a maximum of 150 square feet in area and a maximum height of 12 feet. The two buildings shall not exceed a total of 1,650 square feet in area. There shall be a minimum separation of 10 feet between accessory buildings.
 - (e) Detached accessory buildings in the R-3 Urban Single-Family Residential District and the R-8 Urban Two-Family Residential District are permitted provided that all accessory buildings are located in the side or rear yard only, shall be located at least 10 feet from the principal structure, and a minimum of 5 feet from any side or rear lot line. There shall be a maximum of two detached accessory buildings, excluding gazebos and pool houses not more than 150 square feet in area and 12 feet in height. One accessory building shall be limited to a maximum of 1,000 square feet in area and a maximum of 20 feet in height. The second building shall be limited to a maximum of 150 square feet in area and a maximum height of 12 feet. The two buildings shall not exceed a total of 1,150 square feet in area. There shall be a minimum separation of 10 feet between accessory buildings.
 - (f) Detached accessory buildings in the R-4 Urban Single-Family Residential District, the R-5 Urban Single-Family Residential District, the R-6 Urban Single-Family Residential District, and the R-12 Mobile Home Park-Subdivision District are permitted provided that all accessory buildings are located in the side or rear yard only, shall be located at least 10 feet from the principal structure, and a minimum of 5 feet from any

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side or rear lot line. There shall be a maximum of two detached accessory buildings, excluding gazebos and pool houses not more than 150 square feet in area and 12 feet in height. One accessory building shall be limited to a maximum of 720 square feet in area and a maximum of 17 feet in height. The second building shall be limited to a maximum of 150 square feet in area and a maximum height of 12 feet. The two buildings shall not exceed a total of 870 square feet in area. There shall be a minimum separation of 10 feet between accessory buildings.

- (g) Detached accessory buildings in the R-9, R-10, and R-11 Multiple-Family Residential Districts are permitted provided that all accessory buildings are located in the side or rear yard only, shall be located at least 10 feet from the principal structure, and a minimum of 5 feet from any side or rear lot line. However, when abutting a single-family residential district, accessory buildings shall be a minimum of 10 feet from any side or rear lot line. Permitted detached accessory buildings shall not exceed 20 feet in height.
- (h) Any detached accessory buildings less than 720 square feet shall not exceed a maximum height of twelve (12) feet. Detached accessory buildings in all other districts shall meet the minimum setback requirements as outlined in each district.
- (i) If the total number of detached accessory buildings existing on a parcel exceeds the total number permitted in the district, no additional buildings or additions to existing buildings shall be permitted unless buildings in excess of the district standard are removed.
- (j) Boathouses, accessory to permitted uses, may be located within a shore yard and entirely within the access and viewing corridor, but shall not be closer to a lake, stream, pond, or wetland than the ordinary high water mark. A boathouse is a non-habitable structure and shall be designed and used exclusively for marine equipment and shall meet the following requirements:
 - 1. used by the owner or occupant of the parcel;
 - 2. one (1) boathouse per shoreland lot;
 - 3. not to be closer than three (3) feet to any side lot line; and the boathouse shall be constructed in such manner as to orient the main opening of the boathouse toward the lake;
 - 4. not exceed four hundred and fifty (450) square feet measured outside wall to outside wall;
 - 5. not to exceed one story, with a minimum wall height of 10 feet;
 - 6. maximum height of twelve (12) feet above the existing shoreline grade except when bluff and/or steep slope conditions exist, (in such cases, it shall not exceed the height of the top grade elevation of said shoreland lot);
 - 7. maximum width parallel to the shore of fifteen (15) feet;
 - 8. not to contain fireplaces, patio doors, plumbing, heating, air conditioning, cooking facilities or other features inconsistent with the use of the structure exclusively as a boathouse;
 - 9. no attached or detached decks or patios;
 - 10. maximum of 10 square feet of window surface may be allowed on each side;
 - 11. no more than one service door not to exceed 36 inches in width. The service door shall not be on the water body side of the structure;
 - 12. no more than one garage style access door not exceeding 10 feet in width and no less than 8 feet in width. The garage style door shall be on the water body side of the structure.
- (k) The roof of a boathouse may be used as a deck provided that:
 - 1. The boathouse has a flat roof.
 - 2. The roof has no side walls or screens.
 - 3. The roof may have a railing that meets the Department of Safety and Professional Services standards.

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- (1) Open sided and screened structures such as gazebos, decks, patios and screen houses in the shoreland setback area that satisfy the requirements in s. 59.692(1v), Stats.
 1. The part of the structure that is nearest to the water is located at least 35 feet landward from the ordinary-high water mark.
 2. The floor area of all the structures in the shoreland setback area will not exceed 200 square feet.
 3. The structure that is the subject of the request for special zoning permission has no sides or has open or screened sides.
 4. The county must approve a plan that will be implemented by the owner of the property to preserve or establish a VEGETATIVE BUFFER ZONE (see 12.18-10) that covers at least 70% of the half of the shoreland setback area that is nearest to the water, unless exempt under 12.18-2(b)2(f).

SUMMARY OF REGULATIONS FOR DETACHED ACCESSORY BUILDINGS

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ZONING DISTRICT	MAXIMUM NUMBER OF BUILDINGS	MAXIMUM SIZE (square feet)	TOTAL AREA	MAXIMUM HEIGHT (feet)
R-1	1	150	1950	12
	2	total 1800		20
R-2	1	150	1650	12
	1	1500		20
R-3	1	150	1150	12
	1	1000		20
R-4	1	150	870	12
	1	720		17
R-5	1	150	870	12
	1	720		17
R-6	1	150	870	12
	1	720		17
R-7	1	150	1650	12
	1	1000		20
R-8	1	150	1150	12
	1	1000		20
R-9	No Limit	No Limit	No Limit	20
R-10	No Limit	No Limit	No Limit	20
R-11	No Limit	No Limit	No Limit	20
R-12	1	150	870	12
	1	720		17
C-2	1	150	1950	12
	2	Total 1800		20

Setback Requirements shall be as follows:

ZONING DISTRICT	SEPARATION BETWEEN BUILDINGS	SIDE YARD (feet)	REAR YARD (feet)	SHORE YARD (feet)
R-1	10	10	10	75
R-2	10	5	5	75
R-3	10	5	5	75
R-4	10	5	5	75
R-5	10	5	5	75
R-6	10	5	5	75
R-7	10	5	5	75
R-8	10	5	5	75
R-9	10	5a	5a	75
R-10	10	5a	5a	75
R-11	10	5a	5a	75
R-12	10	5	5	75
C-2	10	10	10	75

a 10 feet if abutting a single-family residential district

For boathouse restrictions, see Section 12.27-6 (j)

Parcels in agricultural districts shall comply with the lot area, width, and yard requirements of the district in which they are located.

Excludes gazebos and pool houses not more than 150 square feet in area and 12 feet in height.