

ACCESSORY BUILDING REGULATIONS

12.18.4-1 PERMIT REQUIRED

No accessory building shall hereinafter be located, directed, moved, reconstructed, extended, enlarged, converted or structurally altered without a zoning permit from the Division of Planning Operations and without being in conformity with the provisions of this Ordinance, and State Statutes and the Wisconsin Administrative Code. The accessory building shall also meet all the structural requirements of local and State codes.

12.18.4-2 DISTRICTS

Accessory buildings may be located in all districts except the C-1 Lowland Resource Conservancy District and FPO Floodplain Overlay District.

12.18.4-3 APPLICATION

All drawings and plans for the construction, installation, enlargement or alteration of any such accessory building shall first be presented to the Division of Planning Operations for examination and approval as to proper size, location and construction.

All such plans and drawings shall be drawn to scale and shall indicate thereon all distances and dimensions so as to accurately and explicitly show all lot lines, and all information pertaining to the accessory building. Such plans shall also include vertical elevations of the accessory building.

12.18.4-4 CLASSIFICATION

Agricultural buildings, on lots of at least 10 acres, 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.

Buildings on non-conforming lots in the A-1, A-2, A-3, or A-4 districts less than 10 acres shall be considered accessory buildings and shall comply with the provisions of this section.

12.18.4-5 LOCATION

Accessory buildings shall be detached from the principal structure, provided that the accessory building:

- (a) Is on the same lot and then permitted only after their principal structure is present or under construction.
- (b) Shall be located in the side or rear yard only.

12.18.4-6 SIZE

Accessory building size is based upon lot size according to table 12.18.4-12.

12.18.4-7 SETBACKS

Accessory buildings shall have the following setbacks. (see table 12.18.4-12)

- (a) A building separation of at least 10 feet between all buildings and structures.
- (b) A minimum 5-foot side and rear yard setback on lots equal to or less than 39,999 square feet, unless zoned R-9, R-10 or R-11 in which case the setback shall be 10 feet.
- (c) A minimum 10-foot side and rear yard setback on lots equal to or greater than 40,000 square feet.

- (d) Detached accessory buildings in all other districts shall meet the minimum setback requirements as outlined in each district.

12.18.4-8 HEIGHT

Accessory buildings shall have the following height. (see table 12.18.4.12)

- (a) A maximum height of 15 feet for buildings (shed, gazebos, pool house) equal to or less than 150 square feet.
- (b) A maximum height of 17 feet for buildings greater than 150 square feet and equal to or less than 720 square feet
- (a) A maximum height of 20 feet for buildings greater than 720 square feet.
- (b) A maximum height of 24 feet for buildings greater than 3,000 square feet.

12.18.4-9 NUMBER OF BUILDINGS

The number of accessory buildings permitted per lot are as follows: (see table 12.18.4-12)

- (a) One of each: shed, gazebo, pool house equal to or less than 150 square feet.
- (b) One accessory building, greater than 150 square feet, on lots equal to or less than 79,999 square feet.
- (c) Two accessory buildings, greater than 150 square feet, on lots equal to or greater than 80,000 square feet.
- (c) 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.

12.18.4-10 OPEN SIDED/SCREENED STRUCTURES (BUILDINGS) SUCH AS GAZEBOS AND SCREEN HOUSES

Open sided and/or screened structures (buildings) such as gazebos, and screen houses are permitted in the shoreyard setback area provided that the following is satisfied in accordance with § 59.692(1v), Stats.

- (a) The part of the structure (building) that is nearest to the water is located at least 35 feet landward from the ordinary high water mark.
- (b) The floor area of all structures (buildings) in the shoreland setback area shall not exceed 200 square feet.
- (c) The structure (building) has no sides or has open or screened sides.
- (d) The structure (building) shall not exceed 10 feet in height.
- (e) Submittal of a plan, approved by the Division of Planning Operations, that will be implemented by the owner of the property to preserve or establish a vegetative shoreland buffer area that covers at least 70% of the width at least 37.5 feet landward from the ordinary high water mark.
- (f) Shoreland buffer area shall be established and maintained with applicable shoreland cutting provisions of section 12.18-2.

12.18.4-11 BOATHOUSES

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.

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.

12.18.4-12 SUMMARY OF REGULATIONS FOR DETACHED ACCESSORY BUILDINGS

LOT SIZE	MAXIMUM NUMBER OF BUILDINGS	MAXIMUM SIZE (square feet)	MAXIMUM HEIGHT (feet)	YARD LOCATION	SIDE/REAR SETBACK
<15,000 SF	1	150	12	SIDE OR REAR	5 FEET
	1	720	17	SIDE OR REAR	5 FEET
15,000-19,999 SF	1	150	12	“	“
	1	1000	20	“	“
20,000-39,999 SF	1	150	12	“	“
	1	1,500	20	“	“
40,000-79,999 SF	1	150	12	“	10 FEET
	1	2,000	20	“	10 FEET
80,000-119,999 SF	1	150	12	“	
	2	2,500	20	“	
120,000-159,999 SF	1	150	12	“	“
	2	3,000	24	“	“
160,000-4.9 AC	1	150	12	“	“
	2	3,500	24	“	“
5-5.9 AC	1	150	12	“	“
	2	4,000	24	“	“
6-6.9 AC	1	150	12	“	“
	2	4,500	24	“	“
7-7.9 AC	1	150	12	“	“
	2	5,000	24	“	“
8-8.9 AC	1	150	12	“	“
	2	5,500	24	“	“
9-9.9 AC	1	150	12	“	“
	2	6,000	24	“	“
>10 AC	No Limit	No Limit	24	SIDE, REAR, STREET	25 FEET/ 50 FEET
R-9	No Limit	No Limit	20	SIDE OR REAR	“
R-10	No Limit	No Limit	20	SIDE OR REAR	“
R-11	No Limit	No Limit	20	SIDE OR REAR	“
R-12	1	150	12	SIDE OR REAR	5 FEET
	1	720	17	SIDE OR REAR	5 FEET