



Procedure for Building Permits for Garages/Sheds/Accessory Structure in Residential Areas-updated 2023 procedures for building permits for garages-sheds-accessory structures updated 11-2023

Definitions:

Building Permit: A building permit focuses on the garage, shed, or structures construction that is stick built, not prefabricated. This is to ensure its up to code.

Zoning Permit: A zoning permit ensures that your prefabricated shed or structure adheres to local land-use regulations, such as distance from property lines, shoreland and proper zoning of primary residence.

At any time during the planning or construction of your garage/shed/accessory building, you can call SAFEbuilt at 262.420.4732 or e-mail: Wlinspections@safebuilt.com

Process Overview

1. Determine Zoning

Before building or placing a garage/shed or accessory structure on your property, you will need to determine if the zoning restrictions on your lot allow for a garage/shed or accessory building.

You can find the zoning for your property on Sheboygan County's website: sheboygancounty.com and go to Land Records

If is determined that you are in an area that requires a Shoreland Permit: Please make sure to call the County of Sheboygan regarding a Shoreland Permit prior to any work being done. Kathryn Fabian is the Shoreland Specialist and can be reached at 920.459.3080.

2. Determine any restrictions.

Is your project subject to any subdivision covenants or any other restrictions? (Your homeowner's association, m information.) The Sheboygan County Register of Deeds office may be able to help you. The phone number is 920.459.3023.

3. Find out if your proposed Garage/Shed/Accessory building meets the size and placement requirements.

*Specific Regulations: An accessory building or accessory use includes, but is not limited to the following, provided however, that all accessory buildings and accessory uses must also be incidental to the main building or the dominant use of the premises and be located on the same premises and be in compliance with applicable district regulations.

1. Private one-story garage, carport and all accessory use structures shall not exceed the following limitations:
 - a. For a single-family residence on lots or parcels of less than two (2) acres: All garage and accessory use structures shall not exceed a total of one thousand five hundred (1,500) square feet.

- b. For a single-family residence on lots or parcels of two (2) acres or greater, but less than five (5) acres: All garage and accessory use structures shall not exceed a total of two thousand two hundred fifty (2,250) square feet.
- c. For a single-family residence on lots or parcels of five (5) acres or greater: All garage and accessory use structures shall not exceed a total of three thousand (3,000) square feet.
- d. The Town Board may approve accessory use structures that exceed the limitations provided above by conditional use permit pursuant to the procedure and standards set forth in Section 6 of this code.

2. No structure is permitted in any required front yard. If your lot is on a corner, it is considered to have two "front yards" (yards that abut a street). Front yard setbacks are 30' from the street.

Accessory Uses and detached accessory structures are permitted in the rear yard only except for decks and fences which are permitted in the side yard of a property as long as the minimum side yard building bulk limitation setback of the zoning district in which the deck or fence is being constructed is met. Off-street parking is permitted in all yards of B-2 and B-3 Business Districts but shall not be closer than twenty-five feet (25') to any public right-of-way.

No part of any detached structure shall be located closer than five (5) feet from any side or rear property line from overhang, nor closer than ten (10) feet to any main building, unless it is attached to or forms a part of such main building.

The maximum height that your garage/shed/accessory structure shall not exceed twenty (20) feet in height.

If you are attaching a garage or putting an addition on to the existing attached garage, please call the Town Hall to speak about what is needed for the application.

If you are constructing a gazebo or covered deck on-site and attaching it to the house or principal structure, a building permit is required. Prefabricated and free-standing gazebo's, not attached to the house or principal structure, shall be properly anchored to a base, and will require a zoning permit and will not be included in the allowed accessory use per parcel.

Apply for a building permit if your structure is stick built or not prefabricated:

You need a permit to build any garage or shed in your backyard. You will need to complete the building application:

- Submit a site plan. Make a drawing of your entire lot showing all existing and proposed structures. Show the dimensions of the lot, the shed, the house, and any other structures. Also show the distances from the shed to the lot lines and the distance to all other structures. The site plan must be drawn to scale.
- Sheds or storage structures to be used for vehicle storage shall be constructed on a grade beam four (4) inch concrete slab. The requirements of the WI UDC SPS 321 apply, and you will need a site plan, building plans and building permit.
- Submit a construction plan that includes:
Dimension of the garage/shed or detached accessory building, type of construction and height of sidewalls, roof pitch, truss plan or size and spacing of rafters, material and size for header and beams, dimension of the overhang, door size (overhead and service) window size.

Plastic and Prefabricated Sheds or Storage Structures:

- Plastic and prefabricated sheds or storage structures that have a floor and are on skids shall be anchored and placed on a hard surface such as gravel, crushed stone, patio block or concrete. Plastic and prefabricated sheds or storage structures require a site plan, renderings, and a zoning permit. No building permit is required. Plastic sheds will not be included in allowed accessory use per parcel.

4. Associated Permits

If demolition of an existing garage/shed or accessory building is required, you will need a raze permit. If you are installing electrical service and fixtures, you will need an electrical permit.

Building, electrical, plumbing, and or, HVAC permits can be found on the Town of Sheboygan website under forms.

***Updated 09.15.2020** -Ordinance repeal and recreation section 10.8 (c) of the municipal code of the Town of Sheboygan defining the allowable square footage of accessory use structures.