

ACCESSORY BUILDING (GARAGE/SHED)



Submit a completed permit application and the following information:

A Plat of Survey is required. A Certified Survey Map may be required. See staff for more information.

- Site information indicating property lines of the parcel where building is proposed.
- A dimensioned or scaled location of proposed structure with distances to property lines provided.
- The dimensioned or scaled location of all existing structures on the property with distances between the structures indicated.
- Dimensions of proposed structure including height (Maximum 15' garage—10' shed).
- An elevation drawing for all buildings larger than 24 x 26 in size. (Maximum side walls 9' garage—6' shed).
- A section drawing showing typical construction from foundation through roof. Including stud & rafter spacing, lumber grade, lumber species, lumber dimensions, trusses, wall anchor spacing.
- All information to be submitted in duplicate.

NOTE: This informational sheet is not intended to be a "How to construct a garage." It has been prepared to answer commonly asked questions. Proper location and construction is the responsibility of the owner or his designated agent. **IF YOU HAVE ANY OTHER QUESTIONS PLEASE ASK US.** Inspection Department 414-769-2209.

**CALL DIGGERS HOTLINE BEFORE
you dig. Phone # 811**

Requirements for constructing your detached structure:

An accessory building must be used in conjunction with a primary structure or dwelling.

A minimum 4" thick concrete slab for an accessory structure shall be provided. In addition a detached garage slab shall consist of a 10" x 10" thickened perimeter. All accessory building slabs shall be placed on a minimum 4" compacted granular (gravel) base.

Accessory building setback requirements are a minimum of 3' from the property line and 10' from the dwelling.

The building setback to an alley, with an alley approach to the overhead garage door, is a minimum of 5' from the alley line.

Inspections are required prior to the concrete installation (once the concrete forms are in place. A Final inspection upon completion of the building is required.

Overhangs: May not exceed 30"

Wall Height Maximum: Garage 9', Shed 6'

Shed Size: 150 square feet.

Garage Sizes:

30' lot = 528 sq.ft.garage.

Lots greater than 30' and less than 45' = 624 sq.ft. garage.

Lots greater than 45' = 720 sq.ft. garage.

City's Code allows 1 garage and 1 shed per parcel.

An additional **80 Sq Ft** is permitted to be added to the above dimensions if a shed is not constructed on the property.

2 family use: 60' minimum lot width cannot exceed 912 square feet and 38' in length.

**INSPECTIONS MUST BE SCHEDULED A
MINIMUM OF 48 HRS IN ADVANCE**