



Accessory Buildings (greater than 144 square feet)

includes accessory buildings, garages (detached), gazebos, pavilions/covered patios (detached), permanent greenhouses, playhouses, pole barns and pool houses

Application Requirements

1. Homes serviced by an On-site septic system must receive Waukesha County approval for the location of the accessory building prior to submittal of this application. A plat, Preliminary Site Evaluation (PSE) application and fee must be provided to Waukesha County Department of Parks & Land Use, Division of Environmental Health, 1320 Pewaukee Rd, Room 260, Waukesha, WI 53188. Phone: 262-896-8300.
2. Survey of property **drawn to scale**, showing the location of the proposed building. If no survey is available, you will be required to have one done. Homeowner is responsible for locating and marking lot lines.
3. State the requested elevation (grade) for the slab of the building. *For example, same as the house, match existing grade (if your lot is fairly flat), 1 or 2 feet lower or higher than the house, etc.*
4. Provide a cross section diagram of the proposed accessory building. We can provide you with a copy of a typical cross section and you can fill in rafter size/spacing, joist and stud size/spacing, header sizes, grade/species of lumber, and height and outside dimensions of the building.
5. A separate electric permit by a licensed Electrician is required for any wiring.

Size

1. Square footage. Square footage shall be based on the first-floor footprint. Eaves up to 24” are excluded from this measurement. Overhangs and other attached accessory structures, as defined in §275-42D, exceeding 24” shall be counted towards the square footage.
 - a. Single-family and two-family residential zoning districts.
 - i. The maximum combined allowable square footage is outlined in Table 275-42-1.
 - ii. Properties which are 5 acres or greater with a demonstrated agricultural use, as determined by the Director, may exceed the maximum combined allowable square footage listed in Table 275-42-1.

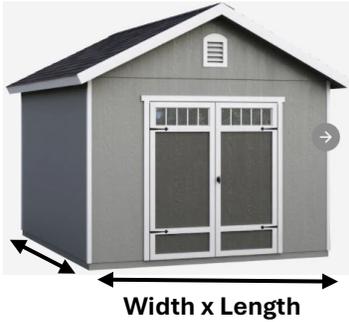
Table 275-42-1

Lot Area (acres)	Maximum Combined Allowable Square Footage of Accessory Buildings greater than 144 SF	Maximum Number of Accessory Buildings
Less than 2	840	2
2.0 - less than 2.5	1,500	2
2.5 - less than 3.0	1,750	3
3.0 - less than 3.5	2,000	3
3.5 - less than 4.0	2,250	3
4.0 - less than 4.5	2,500	3
4.5 - less than 5.0	2,750	3
5.0 and greater	3,000	3

- b. All other zoning districts. There is no maximum allowable square footage of accessory buildings within these zoning districts. Lot coverage percentages shall be met.

*The above referenced guidelines are not to be considered as complete or all inclusive.
 The items listed are a guide to help in planning your project.*

Square Footage Determination Examples



2. Height.

a. General farm buildings.

- i. General farm buildings, including barns, silos, sheds, and storage bins intended for allowed agricultural uses, shall be sized to meet demonstrated agricultural needs.
- ii. No farm buildings or parts of farm buildings shall exceed 60 feet in height.
- iii. Accessory buildings exceeding 35 feet in height shall provide one additional foot of required front, side, and rear yard for each one foot over 35 feet in height.

b. Single-family and two-family residential zoning districts.

- i. An accessory building height may only be one story and shall not exceed 18 feet in height. A half story may be permitted, pursuant to § 275-70.
- ii. DCD may grant a waiver for accessory buildings with a height up to 21 feet to match the exterior of the principal structure or for a larger footprint accessory building.
- iii. Accessory dwelling units (ADU's) / Living quarters are not permitted within accessory buildings.

c. All other zoning districts. The maximum height allowed shall comply with the use table for that district.

Quantity

1. Single-family and two-family residential zoning districts.

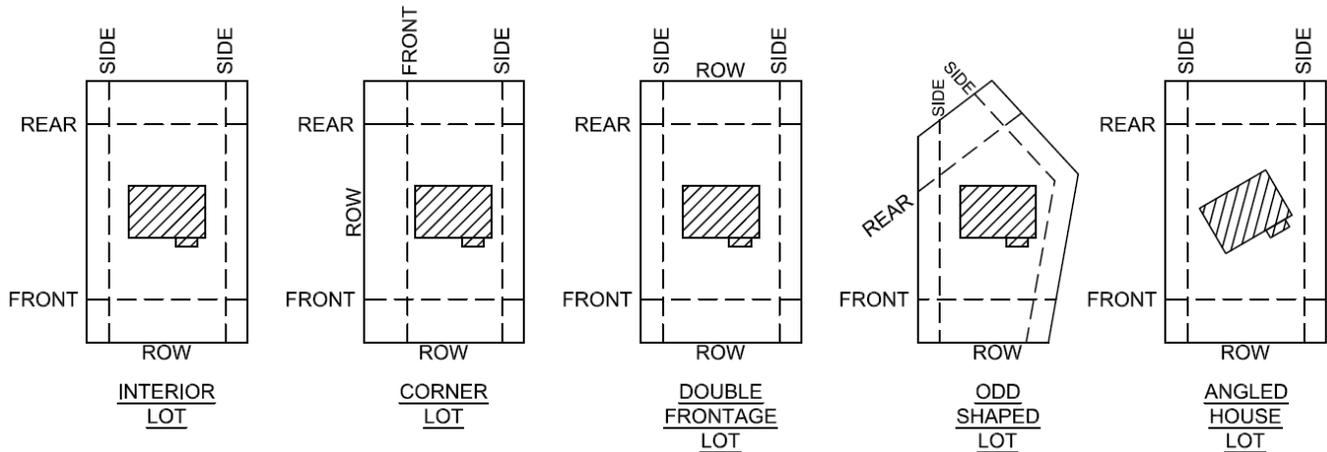
Lot Area (acres)	Maximum Number of Accessory Buildings
Less than 2.5	2
2.5 and greater	3
5.0 and greater with a demonstrated agricultural use, as determined by the Director	No limit

2. All other zoning districts. There is no maximum number of accessory buildings within these zoning districts. Lot coverage percentages shall be met.

Location

1. Yards. May be located in the front, side or rear yard.
2. Setbacks. Setbacks are measured from the overhang to the lot line.
 - d. The setbacks of the zoning district shall be met.
 - e. The Plan Commission/Community Development Authority shall have the ability to modify setbacks for all accessory buildings in any non single-family residential district.

Measurement of Setbacks



3. Building separation. A minimum of 10' of separation is required between other structures, measured wall to wall. In the case of proper fire separation, the Building Inspector may allow accessory buildings to be placed five feet from a principal residence. The Building Inspector shall consider the health, safety, general welfare, and aesthetics of the proposed construction before granting such a waiver.

Building materials

Accessory buildings may be made from either masonry or wood frame materials, subject to §275-42B(1)(c)[3].

Pad/foundation requirements

Accessory buildings greater than 144 square feet shall be constructed on a foundation or concrete slab.

Use Approval Permit

DCD staff shall determine if Architecture Review Committee review and approval is required.

1. Accessory buildings located within non single-family residential zoning districts with a maximum size of 2,500 square feet shall require the issuance of an administrative permit by DCD staff.
2. Accessory buildings in non single-family residential zoning districts that exceed 2,500 square feet shall require Plan Commission review and approval.