

**INFORMATION/REQUIREMENTS
TO OBTAIN AN
ACCESSORY BUILDING PERMIT
(garages, sheds, gazebos,
tents, greenhouses, etc.)**

1. An accessory building permit is required to build a garage, shed (over 120 sq. ft.), gazebo, tent, or greenhouse.
2. A plat of survey is required in order to obtain an accessory permit.
3. Detached garages or sheds are not permitted on vacant lots.
4. All electrical work shall be performed by a State of Wisconsin master electrician.
5. When building a garage, pressurized/ treated lumber is required for the bottom plate.
6. To obtain permits, contractors must be licensed by the State of Wisconsin per the Wisconsin Administrative Code 101.654. License and certification information are available upon request. If a homeowner is listed as the contractor, he/she must sign a Cautionary Statement.
7. The maximum size limitation for the total of all accessory buildings is 15% of the total lot area or 840 square feet - whichever is less.

Example:

Lot width (50') x lot depth (100')

Total area = 5,000 sq ft.

x 15%

750 sq ft = maximum size of building(s) area

NOTE: Garages built in the RG1, RG2, and RS3 zoning districts shall not exceed the size of the footprint of the house.

**MINIMUM
CONSTRUCTION STANDARDS
FOR GARAGES**

1. SLAB: A minimum thickness of 4" is required. A minimum 4" gravel base is required.
2. BASE PLATE: Single 2 x 4, pressure treated.
3. WALL STUDS: 2 x 4 with 24" maximum spacing. The maximum wall height is ten feet (10').
4. TOP PLATE: Double 2 x 4.
5. RAFTERS: 24" maximum spacing. Size varies with span.
6. COLLAR TIES: Required at every third rafter. Maximum spacing of 48" is recommended.
7. A driveway apron (private property) shall maintain a minimum nine foot (9') width, and shall not exceed the width of the driveway approach [Zoning Ordinance 12.0(B)].
8. The maximum building height is 16'.

NOTE: Dimensions listed above are code restrictions. Specific structural conditions must be determined by the owner or contractor, and approved by the building inspector.

SETBACKS

For accessory buildings or structures, setbacks are to be measured from property lines to wall of building

Zoning Districts:	Front:	Interior Side:	Side Street		Rear:	Distance From Another Building on Lot:	Suggested Overhang:
	*70'	4'	Lot Line:	15'			
TRD-1, TRD-2	70'	4'	20'	15'	4'	5'	8"
RS-1, RM-2, RR-3	70'	4'	20'	20'	4'	5'	16"
RS-2	70'	3'	20'	20'	3'	5'	12"
RD, RM-1	70'	2'	20'	20'	2'	5'	8"
RS-3, RG-1, RG-2	70'	2'	15'	15'	2'	5'	8"

*Unless otherwise approved by CD&I, Room 308

SURVEY REQUIREMENTS:

Why is a Survey Required?

A property survey is required for all proposed accessory buildings. Land and its improvements are a major financial investment; therefore, all land ownership boundaries, corners, features, and improvements should be located, monumented, and mapped by a property survey and filed in public records. A survey will verify that planned improvements are in compliance with zoning setbacks and coverage requirements.

What is a Property Survey?

A property survey is a detailed plan of the lot with all existing and proposed improvements shown on the plan.

Who Prepares the Property Survey?

A property survey must be prepared by a Professional Land Surveyor who is licensed by the Wisconsin Department of Safety and Professional Services. The surveyor will stamp and certify the survey document.

What is Required to Be Shown on the Survey?

1. The property owner's name, the assessor's parcel number, and the site address.
2. All property lines, all easements (utilities, access, etc.), and site dimensions.
3. Exact location and dimensions of all existing and proposed buildings, distances between existing and proposed buildings, and distances from existing and proposed buildings to all property lines.
4. Lot size and all adjacent public streets, alleys, and roadways.

5. Location of all impervious surfaces on the lot (i.e., patios, sidewalks, existing and/or proposed driveways).
6. Identity of each building by its use (garage, residence, etc.), including decks, retaining walls, etc.
7. Owner must be able to show corner irons on the site to the satisfaction of the building inspector.
8. Proposed drainage patterns and proposed changes to existing yard grade.

INSPECTIONS REQUIRED:

1. Prior to any digging, call Diggers Hotline at 1.800.242.8511.
2. Call 262.653.4263 to schedule a slab form inspection prior to pouring the slab.
3. Call 262.653.4263 to schedule a final inspection after the project is complete.

DRIVEWAY APRONS - INSTALLATION STANDARDS (Section 9.24 C):

Driveway aprons shall be installed to prevent storm water runoff from flowing onto adjoining property. Driveway aprons shall be sloped toward the public right-of-way at the point where motor vehicles will ingress and egress the property to divert storm water toward the public right-of-way and away from adjoining properties.

All properties shall have a driveway approach and apron installed, constructed of four inch (4") bituminous concrete, asphalt, or Portland Cement no later than six (6) months after the issuance date of the Certificate of Occupancy.

Basic Code Requirements for Construction of Accessory Buildings (including residential garages)

A Guide to the Minimum Standards Enforced in the Construction of Accessory Buildings in the City of Kenosha

City of Kenosha
Community Development and Inspections
625 52nd Street, Room 100
Kenosha, WI 53140
262.653.4263
