



RESIDENTIAL GARDEN SHED INFORMATION PACKET PLANNING SERVICES (120 Square Feet or Less)

SIZE

One accessory building (garden shed) used for the purpose of storage materials, equipment and supplies is permitted by right provided it does not exceed 120 square feet in area.

LOCATION

SETBACKS:

All sheds must be located behind the base setback line associated with the underlying zoning district. Depending on the zoning of the lot, this location may range from 25 feet to 75 feet from the road right-of-way. Most districts are 40 feet. Check with the Planning Services Division to determine what specific setback distances apply.

OFFSETS:

Offsets are determined from the overall height of the proposed structure measured from yard grade to the highest peak of the roof.

- Structures nine (9) feet or less in height are permitted a three (3) foot offset from the side and rear property lines.
- Structures over nine (9) feet in height and less than thirteen (13) feet in height are permitted a five (5) foot offset from the side and rear property lines.
- Structures over thirteen (13) feet in height up to fifteen (15) feet in height are permitted a ten (10) foot offset from the side and rear property lines.

INFORMATION REQUIRED

To apply for a permit, the following must be submitted to the Building Services Division:

Three (3) copies of a plat of survey, or an accurate drawing approved by the Planning Services Division, which include the following:

- Drawn to scale
- All existing structures, location, and dimensions
- Proposed structure and locational dimensions
- Ordinary High-water Mark, Flood Plain Elevation, 2 foot above Flood Plain Elevation and wetland delineation (if applicable)

Three (3) copies of the building plan which should include the following:

- Elevation-view of project, as it would appear from your yard looking at the structure, from at least two directions (please state exterior materials)
- Framing plan which will show the size, type and spacing of boards you will use to construct the project
- Preliminary Site Evaluation (for lots not serviced by municipal sewer). This review is conducted to assure that there are no conflicts between the proposed structure and the on-site sanitary system.
- Application forms are available in the Building Services Division of the Community Development Department. For further information, please contact the Waukesha County Division of Environmental Health at (262) 896-8300.

NOTE: The colors of the shed must match the colors of the house. Also, the exterior of the shed must contain similar or the same materials as the house. If the materials and colors are not matched, then Planning Commission approval may be required.

The estimated retail cost of the work is required to be submitted with the application. The Community Development Department may revise this amount if it feels that the amount you have listed is inaccurate.