

**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.

$\times 15\%$

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 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. Driveway aprons are to be installed 6" from the property line, and must pitch away from adjoining property, or be curbed to contain surface water drainage.
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:
			Lot Line:	Lot Line:			
TRD-1, TRD-2	*70'	4'	15'	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 City Development  
Note: Houses built after 1980 need 9' between the property line and the residence for a driveway.

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## **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 Regulation & Licensing. 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. 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 developed after June 1, 1994, shall have a driveway approach and apron installed, constructed of four inch (4") bituminous concrete or asphalt no later than six (6) months after the issuance date of the Occupancy Permit.

Minimum driveway width: Nine feet (9')  
Maximum driveway width: No wider than garage

# **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 52<sup>nd</sup> Street, Room 100  
Kenosha, WI 53140  
262.653.4263

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