

# Accessory Structures in the Village of Saukville



## Per §205-95 of Municipal Code:

For the purpose of promoting compatible development, stability of property values, and to prevent impairment or depreciation of property values, no person shall commence any use or erect and structure, except: an accessory storage shed not exceeding 144 sq. ft., an accessory replacement deck identical in size to the existing deck or a new deck, all not plainly visible from a public street, without first obtaining Village approval of detailed site and architectural plans.

**Note:** Garages and carports must be approved by the appropriate Village reviewing body prior to permit issuance.

## Plan evaluation

Here are some of the criteria employed by the planning staff when evaluating an accessory structure proposal:

- ✓ The following may be allowed with a permit in any district not in floodland areas, **and located subject to the yard requirements in the zoning ordinance:**
  - Detached garages not to exceed 800 square feet.
  - Attached or detached carports and decks.
  - Garden or utility sheds, and greenhouses permanently fixed or anchored to the ground.
- ✓ Pergolas, gazebos, arbors and other incidental structures may require a permit if they are attached to a principal structure or carry an imposed load. Please check with the Village Building Inspector.
- ✓ Other than a garage or carport, no single accessory structure shall exceed 144 square feet in area;
- ✓ No accessory structure shall exceed 15 feet in height;
- ✓ No accessory structure overhang or component shall be located closer than three (3) feet to any lot line, other setback requirements shall be determined by the Zoning Ordinance;
- ✓ Exterior finish must be compatible with the exterior finish of the principal structure.
- ✓ All accessory structures combined shall occupy not more than 20 percent of the rear yard area.
- ✓ Portable accessory structures, such as small modular garden or utility sheds, not fixed or anchored are allowed in any district including floodland areas without a permit subject to the limitations set forth above and the concurrence of the Building Inspector regarding portability.
- ✓ Sheds and garages may be as close as 5 feet from a house when its interior surfaces are covered with one-hour, fire resistant drywall. Otherwise, spacing must be at least 10 feet from any principal structure.
- ✓ Non-portable sheds must be built on either a hard surface or employ an appropriate, code-compliant footing system. Approved hard surfaces include concrete at least 3 inches thick, 2 inches of macadam laid on 3 inches of gravel, patio block laid on 3 inches of gravel, or pavers installed on a prepared and tamped subsurface. Structures carrying and imposed load and/or attached to the principal structure must employ a code-compliant footing system.

## Submitting plans

You must include the following materials with your permit application, or provide with your submittal if Village approval is needed:

- A certified survey of your property that shows where the structure will be located OR a scale drawing or site plan that shows your property and where the structure will be located. The drawing should also show the size and location of any existing structures.
- A scope of work or plan for the shed or other accessory structure that describes:
  - ✓ The dimensions and the overall height.
  - ✓ Materials and exterior finish specs.
  - ✓ The foundation or pad on which the structure will be built.

- ✓ Whether the structure is a purchased kit or is going to be custom built. If it is a kit, please provide copies of any information (brochure) showing the completed structure information. If it is custom built, provide a diagram showing wall framing, roof framing, etc.
- ✓ Cost of the structure.

**Accessory Structures other than decks, detached garages, carports, and sheds larger than 144 square feet in area or exceeding 15 feet in height are prohibited. A permit is required. Structures other than decks, detached garages and carports larger than 144 square feet in area are prohibited. No accessory structure may exceed 15 feet in height.**

#### **Associated permits**

If you need to demolish an old structure that originally required a permit, you will also be required to take out a demolition or raze permit. An electrical permit is required if you run electrical service to the shed or structure.

#### **POOLS:**

A building permit shall be required for all private swimming pools.

Private swimming pools are permitted accessory uses in the **rear yard** in any district except the C-1 Conservancy District, the FWO Floodway Overlay District, or the FFO Floodplain Fringe Overlay District, provided that:

- ✓ All in-ground swimming pools shall be surrounded by a fence not less than five feet, or more than six feet in height to prevent unguarded entry to the pool.
- ✓ All above-ground swimming pools shall be surrounded by a fence or otherwise protected to prevent unguarded entry to the pool.
- ✓ Access to swimming pools shall be controlled. Access to in-ground swimming pools shall be controlled by a self-latching gate, and all such gates shall be kept securely closed and locked at all times when the owner is not present at the pool. For an above-ground swimming pool, a tip-up ladder may be provided in lieu of a gate.
- ✓ Swimming pools shall not be constructed directly under or over electric transmission lines. All electrical connections to a swimming pool shall be properly grounded so that no electrical current can be discharged into any part of the swimming pool or the surrounding fence.
- ✓ No water drained from a swimming pool shall be discharged onto adjacent properties without written consent on the owner, or onto or into any on-site private sewage system, or directly into a navigable body of water.
- ✓ No lighting installed around swimming pools shall throw any direct rays onto adjacent properties.
- ✓ No private swimming pool shall be located closer than six feet to a lot line.

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