

Accessory Buildings (greater than 144 square feet)

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.
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.

Guidelines

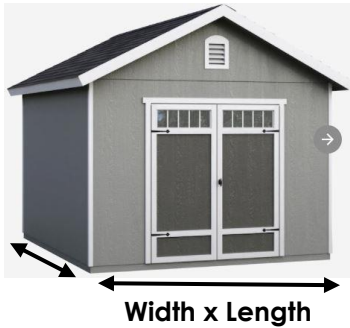
1. Size.
 - a. Square footage. The maximum allowable square footage is outlined in **Table 275-42-1**. Square footage shall be based on the first floor footprint, excluding overhangs up to 24".
 - b. Height. Accessory buildings and sheds may only be one-story and shall not exceed 15' in height, per §275-42E(1)(b). See §275-45 for height measurements.
2. Quantity. The maximum number of accessory buildings is outlined in **Table 275-42-1**. Tool sheds with a maximum square footage of 144 square feet are allowed in addition to the "maximum combined allowable square footage" as listed in **Table 275-42-1**; however, the parcel may not exceed the "maximum number of accessory buildings" listed in **Table 275-42-1**, including the tool shed.
3. Location.
 - a. Yards. May be located in the front, side or rear yard. See §275-46 for yard requirements.
 - b. Property Line Setbacks. The setbacks of the Zoning District shall be met. See §275-46 for setback requirements. Setbacks are measured from the overhang to the lot line.
 - c. Building Setbacks. A minimum of 10' of separation is required between other structures, measured wall to wall.
4. Pad/foundation requirements. Accessory buildings greater than 144 square feet shall be constructed on a foundation or concrete slab.

*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.*

Table 275-42-1		
Lot Area (acres)	Maximum Combined Allowable Square Footage	Maximum Number of Accessory Buildings
Less than 2	840	2
2.0 - 2.5	1,000	2
2.5 - 3.0	1,250	3
3.0 - 3.5	1,500	3
3.5 - 4.0	1,750	3
4.0 - 4.5	2,000	3
4.5 - 5.0	2,250	3
5.0 and greater	2,500*	3*

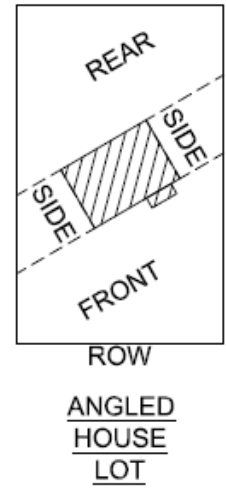
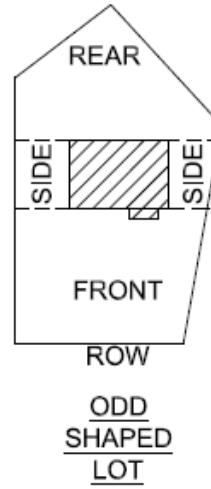
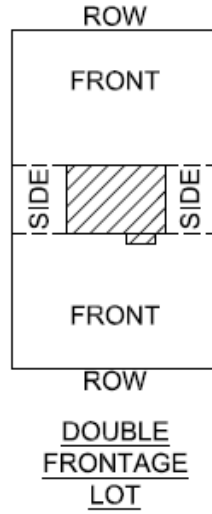
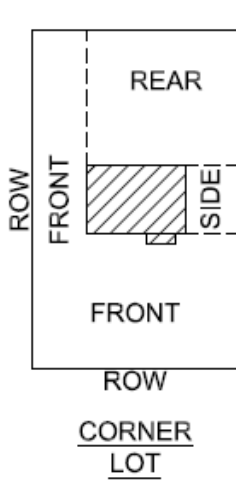
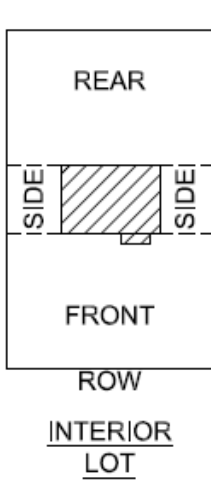
*Unless demonstrated agricultural use as determined by the Director.

Square Footage Determination Examples

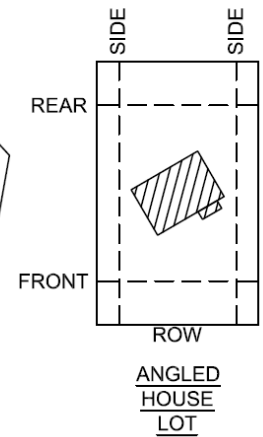
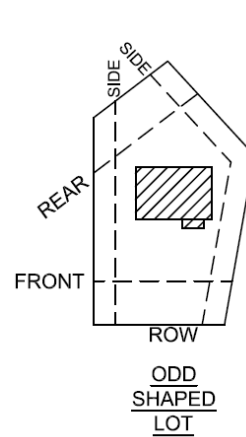
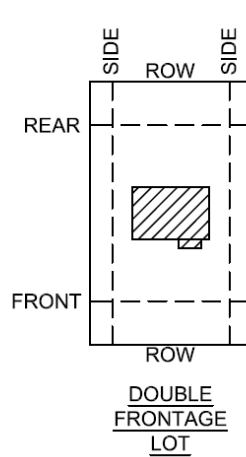
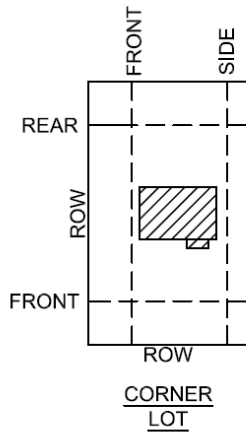
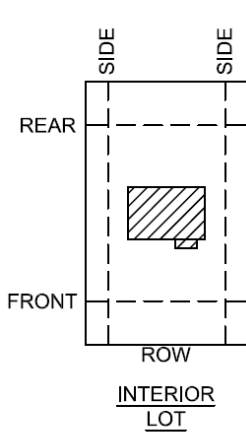


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Example ONLY of Yards



Example ONLY of Setbacks



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