

GARAGES & SHEDS

REGULATIONS & REQUIREMENTS



Winnebago County Zoning Department

112 OTTER AVE, PO BOX 2808
OSHKOSH, WI 54903-2808

OSHKOSH (920) 232-3344
FOX CITIES (920) 727-2880
FAX (920) 232-3347

zoningdepartment@winnebagocountywi.gov

LOCATION: The following minimum setbacks apply to garages and sheds:

Attached Garages:

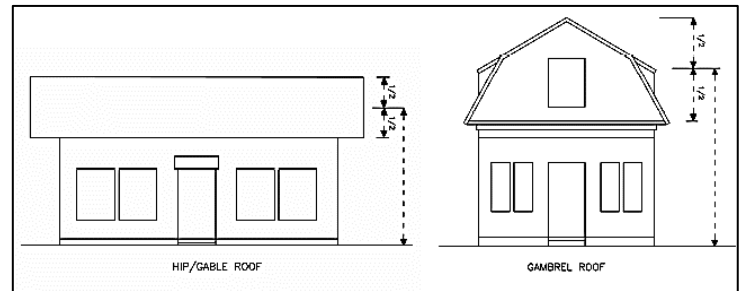
- 30ft. from road right-of-way
- 25ft. from rear lot line
- 7ft. from one side lot line
- 10ft. from other side lot line
- 75ft. from water*

Detached Garages/Sheds:

- 30ft. from road right-of-way
- 3ft. from side lot lines
- 3ft. from rear lot lines
- 10ft. between detached structures
- 75ft. from water*

* The 75ft setback from water is measured from the closest point of the ordinary high water mark (OHWM) of a navigable water body. The Ordinary High Water Mark is delineated by zoning staff.

HEIGHT: The height of an attached garage may not exceed a maximum height of 35 ft. The height of a detached garage/shed may not exceed a maximum height of 18 ft. Height is generally measured from grade to the mid-peak as shown in the right diagram. For additional diagrams, see Exhibit 8-3 in the Zoning Code.



SIZE LIMITATIONS: The maximum floor area allowed for accessory structures (attached and detached garages, sheds, gazebos, lean-tos, etc.) is determined by the zoning district and lot size of the parcel. No variances are allowed. A boathouse is not included in this limitation. Please contact Zoning Staff for the maximum floor area allowed for a specific property.

YARD SHED: One yard shed is allowed per lot without a zoning permit** and without contributing to the maximum allowed accessory building floor area. The structure must be 100 sq. ft. or less and may not exceed a height of 8ft. The structure must still meet all required setbacks.

**If in a shoreland area, a zoning permit may still be required for a yard shed.

SPECIAL STANDARDS:

- A garage shall be of conventional wood-frame, metal-frame, or masonry construction. Soft-sided structures and canopies are specifically prohibited
- A garage or shed shall not be located in any easement.
- Additional impervious surface requirements may apply in the shoreland areas.
- Additional requirements apply if construction within the floodplain.

*****A zoning permit is required for the construction of a garage or shed.*****