

DECKS &
PATIOS
**REGULATIONS &
REQUIREMENTS**



Winnebago County
Zoning Department

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LOCATION: The following minimum setbacks apply to **decks**:

Attached to a principal structure:

- 30ft from any road right-of-way
- 7ft from one side lot line
- 10ft from other side lot line
- 25ft from rear lot line
- 10ft between detached structures
- 75ft from water

Attached to an accessory structure (e.g. pool) or free standing:

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

A patio, whether adjoining a structure or free standing, shall have a 5ft setback from any property line and a 75ft shore yard setback from water.

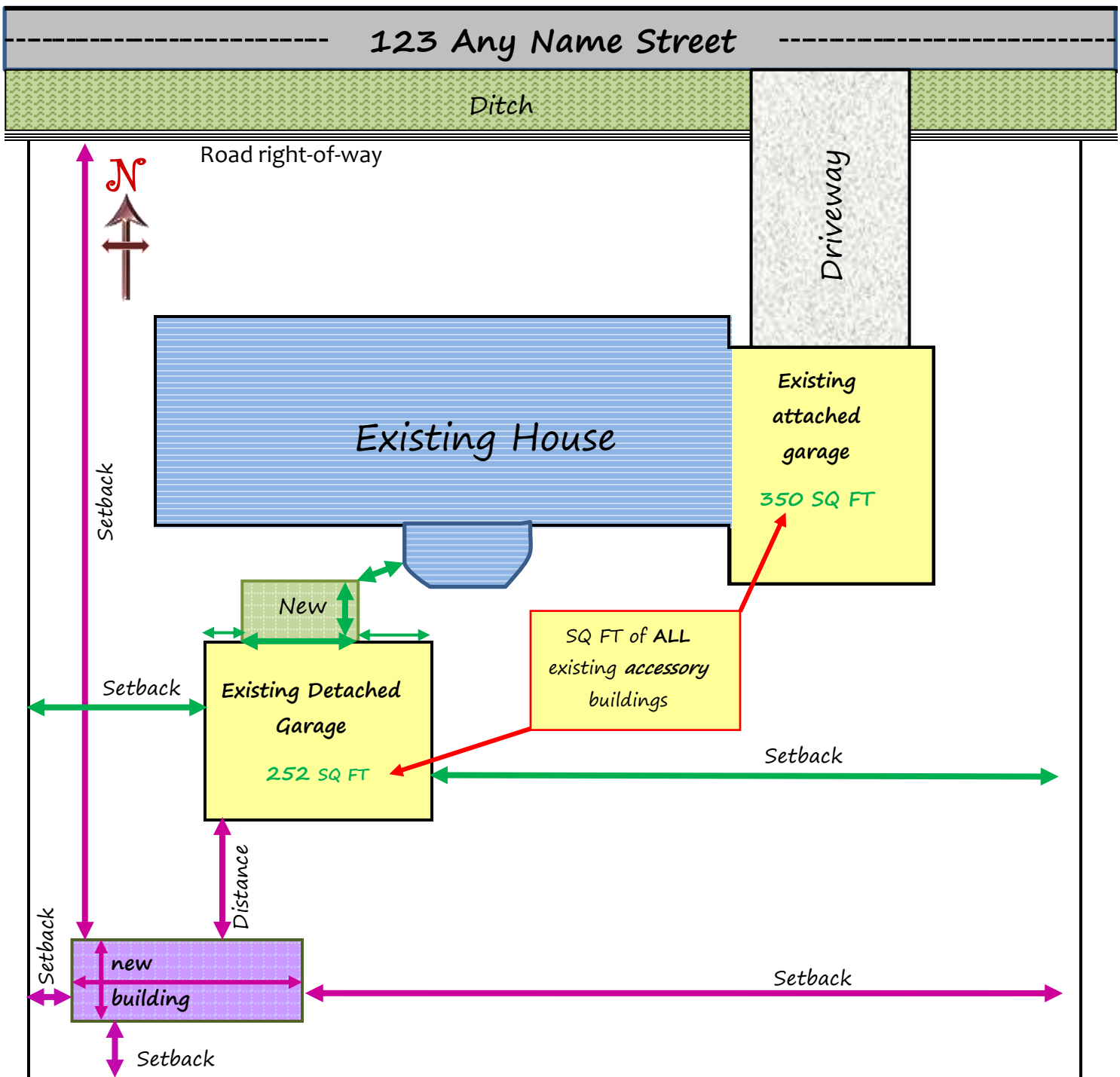
*The 75ft shore yard setback from water is measured from the closest point of the ordinary high water mark (OHWM) of the water body. This is delineated by zoning staff.

RAILINGS: There may be Town requirements for railings to address safety concerns. Contact your Town Building Inspector for more information.

EASEMENTS: Decks and patios are not permitted within easements.

PERMITS: A zoning permit is required for any deck to be constructed. A zoning permit is required for any patio that is to be located within the 75ft shore yard setback, when allowed.

ACCESSORY STRUCTURES - NEW OR ADDITION



Site plan must include:

- ♦ North point & road name
- ♦ **all** existing structures
- ♦ proposed accessory
- ♦ building/addition dimensions
- ♦ square footage of **all existing** accessory buildings

Setbacks to:

- ♦ lot lines
- ♦ road right-of-way
- ♦ Ordinary High Water Mark (OHWM)
- ♦ closest point between structures