

# GARAGES & SHEDS

## REGULATIONS & REQUIREMENTS



## Winnebago County Zoning Department

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

### Attached Garages:

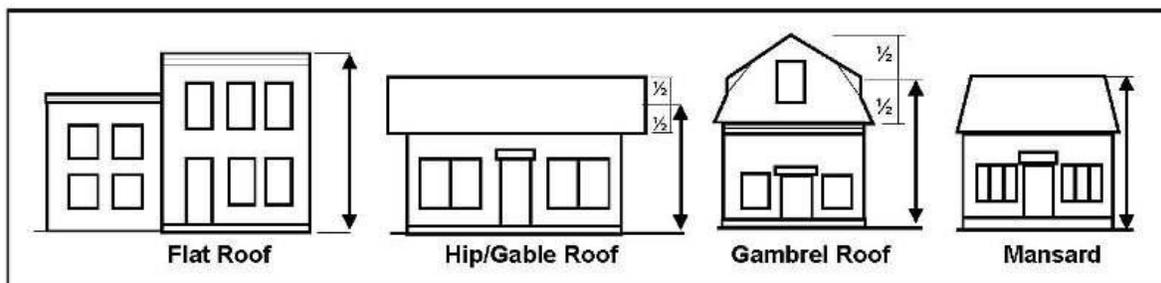
- 30ft. from road right-of-way
- 25ft. from rear lot line
- 7ft. from one side lot line
- 10ft. from other side lot line
- 75ft. from water\*

### 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 diagram below.



**SIZE LIMITATIONS:** The maximum floor area allowed for accessory structures (attached/detached garages, sheds, gazebos, 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.

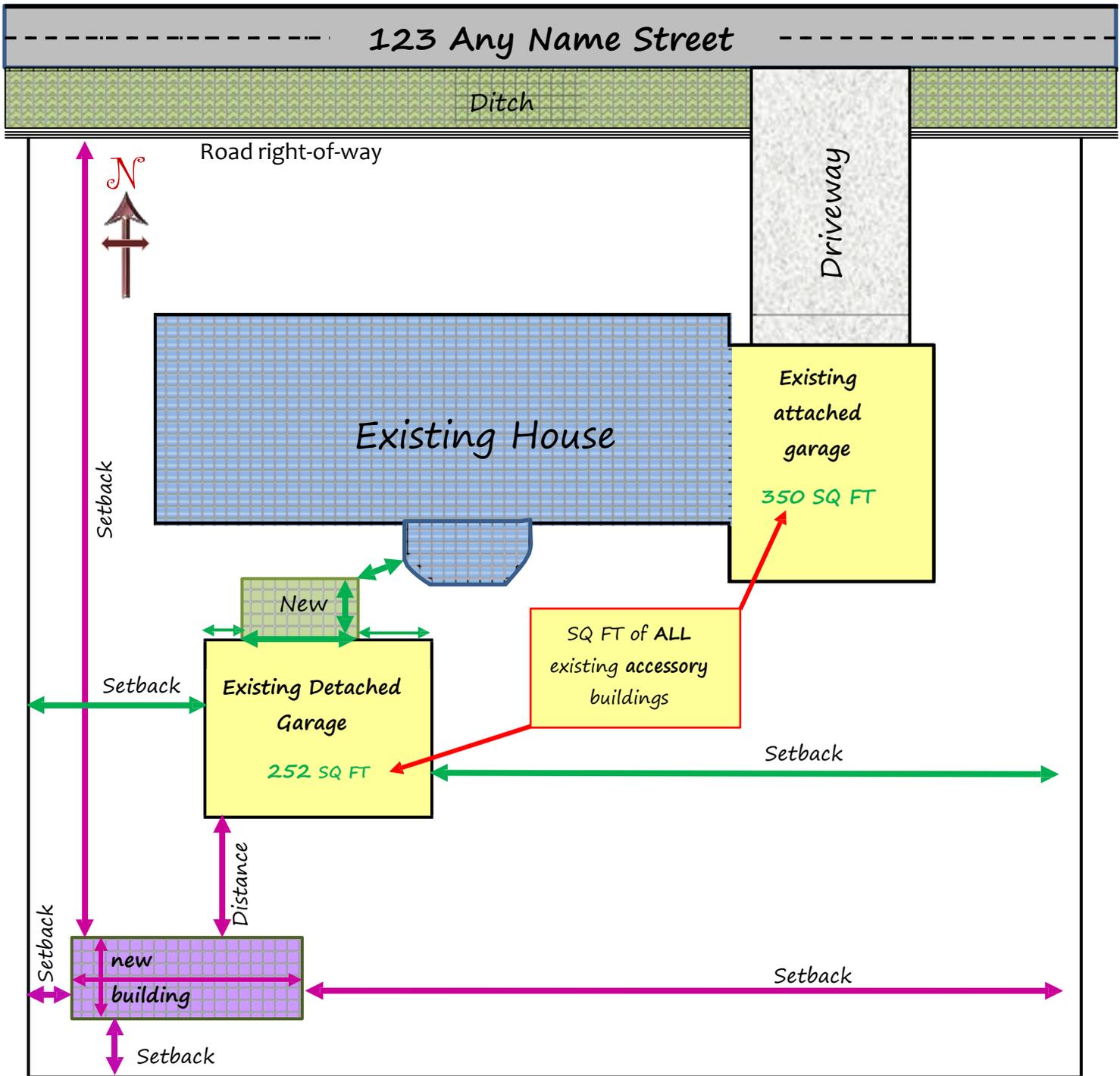
### **SPECIAL STANDARDS:**

- A garage shall be of conventional wood-frame, metal-frame, or masonry construction. Soft-sided structures and canopies are specifically prohibited.
- Exterior materials shall be the same as, substantially the same as, or complement those materials used on the building that houses the residential use.
- A garage or shed shall not be located in any easement.

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

**NOTE: ADDITIONAL REGULATIONS APPLY FOR ALL PROPERTIES LOCATED WITHIN FLOODWAY OR FLOODPLAIN ZONING.**

## ACCESSORY BUILDINGS - 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)