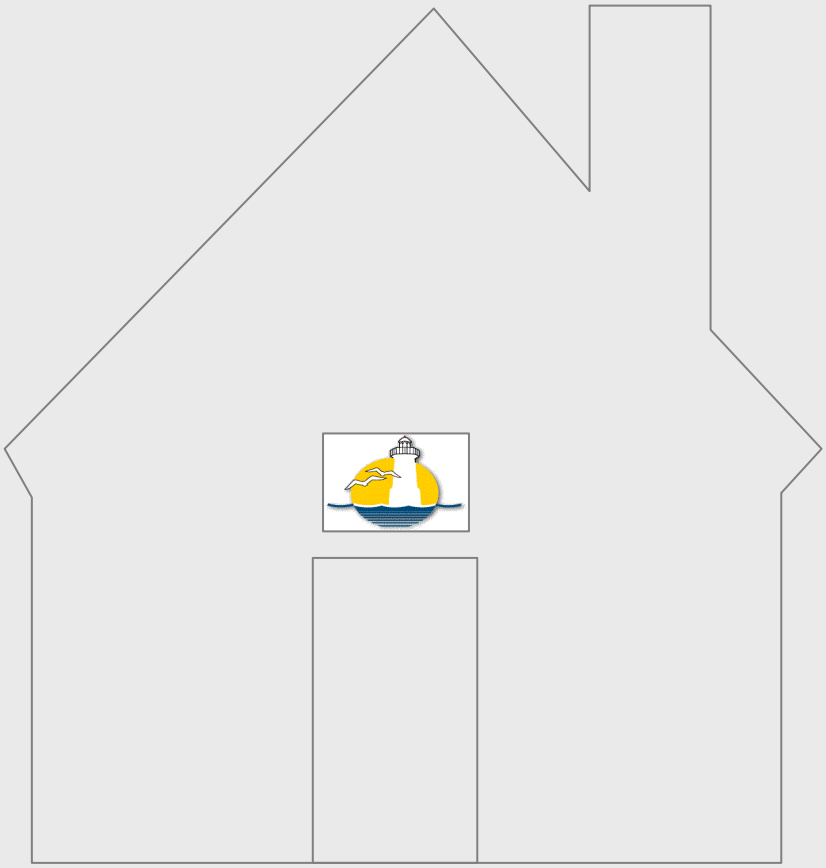

city of fond du lac

accessory buildings and uses

accessory buildings and uses

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Questions?

PERMITS * BUILDING CODE * ZONING CODE

Chief Inspector	Guy Fox	(920) 322.3572
Code Enforcement Officer	Ed Gresser	(920) 322.3576
Plumbing Inspector	Lydell Weir	(920) 322.3574
Electrical Inspector	Glen Thompson	(920) 322.3573

ZONING CODE * VARIANCE REQUESTS

Principal Planner	Joellyn Dahlin	(920) 322.3440

DRAINAGE

City Engineering Division	(920) 322.3470

Detached Garage/Carport

Single Family and Two-Family Dwelling

PERMIT REQUIRED

BUILDING SIZE

650 square feet* or not larger than the ground area covered by the residence, whichever is less.

*A garage area of up to **750 square feet** is allowed **if**:

1. The garage is not larger than the ground area covered by the dwelling.
2. No shed, gazebo or playhouse exists on the property. (Note: Construction of a garage larger than 650 sq. ft. will eliminate the potential for any type of accessory building. In the circumstance of an existing accessory building, removal is required upon completion of the new garage.)
3. No open parking or storage of motor homes, travel trailers, campers, tent trailers, boats, water craft, snowmobiles, cargo trailers, etc.
4. Drainage plan reviewed and approved by City Engineer.

BUILDING SETBACKS

2 feet from any rear or side lot line.
Front wall must be sited behind the front wall of the residence.
Minimum 5 feet between garage and residence.

BUILDING HEIGHT

15 feet or one story, whichever is less, including decorative elements.

BUILDING WIDTH

Not greater than one-half of the lot width.

DESIGN AND MATERIALS

Building design and construction materials to resemble the residence.
No metal buildings.

Detached Garage/Carport
Multifamily Dwelling

PERMIT REQUIRED

BUILDING SIZE

Not greater than the area covered by the residential building(s).

BUILDING SETBACKS

Comply with yard requirements of the residential structures.
Refer to Zoning Code Section 11.06 C. Schedule I.

BUILDING SEPARATION

Front/rear wall facing front/rear wall: 60 feet
End wall facing end wall: 30 feet
End wall facing front/rear wall: 45 feet

BUILDING HEIGHT

15 feet or one story, whichever is less, including decorative elements.

DESIGN AND MATERIALS

Building design and construction materials to resemble the residential building(s).
No metal buildings.

Detached Garage/Carport
Building Code Requirements

TOP PLATES

Cap studs at bearing walls with double top plates.

Offset end joints in double top plates at least 48".

Overlap double top plates at corners and at intersections with partitions.

Plate immediately above the stud shall be broken directly over the stud.

In lieu of double top plates, a continuous header of two 2" members set on edge may be used if tied to the adjacent wall.

WALL OPENINGS

Headers shall be used to carry the load where doors or windows occur. Where the opening is less than 6 feet in width, support each end of the header on one stud; use two studs where the opening is more than 6 feet.

ROOF RAFTERS

Where rafters meet to form ridge, place directly opposite and nailed to ridge board not less than 1" in thickness and not less in depth than the cut end of the rafters. Rafters may be offset not more than 2" if a 2" ridge board is used.

Hip rafters may be single members.

Valley and hip rafters shall be 2" deeper than jack rafters and continuous from ridge to plate.

Install collar ties of 1" x 6" boards or better every third pair of abutting rafters or every 48", whichever is less.

Header and Rafter Spans: Consult with Inspection Services, each structure will differ.

BUILDING SEPARATION

Fire rated materials are required for any part of structure that is less than 10 feet from the dwelling. Use 5/8" Type X Fire Code Gypsum, and unpierced steel overhead and service doors (20 minute rated door and frame).

FLOOR SLAB

Thickness: 4" concrete over 4" clean granular fill
Clearance: 6" from siding to finished grade
Heated slab - install vapor retarder.

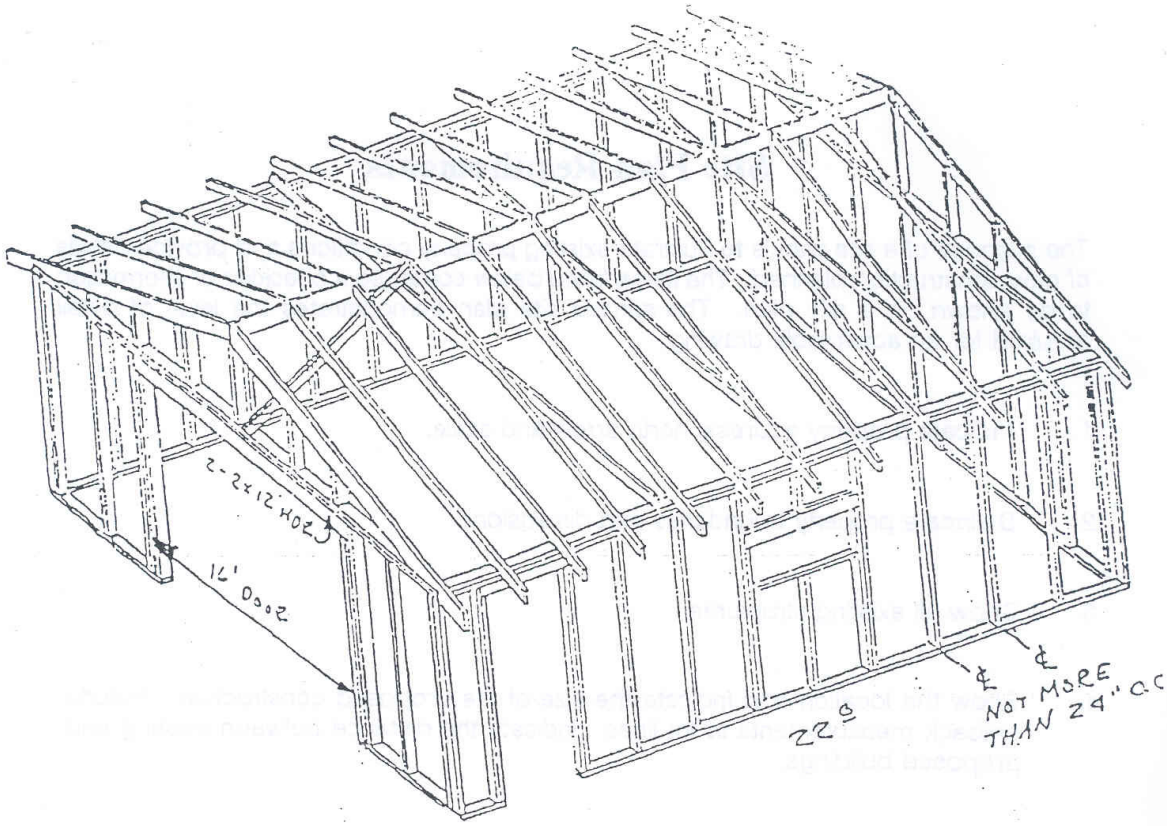
EXTERIOR WALL FRAMING

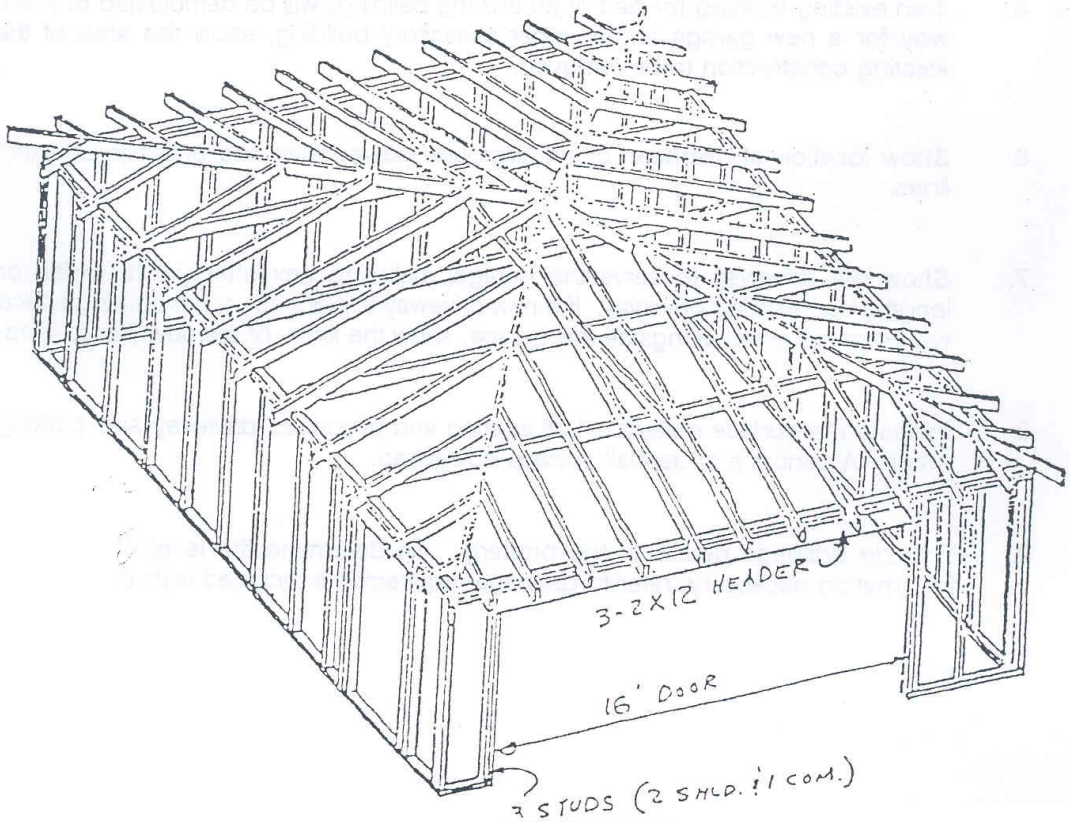
A minimum of one sill (sole) plate is required. Use lumber pressure treated with preservative or a decay resistant lumber.

Wall studs not less than 2" x 4", wide face perpendicular to wall, spacing not more than 24" on center.

Use <u>one</u> of the following to brace exterior walls at corners:

1. Nominal 1" x 4" continuous diagonal strips let into the edge of the studs at each corner of the building.
2. Wood boards of 5/8" (net) minimum thickness applied diagonally or horizontally.
3. Approved structural 4' x 8' sheathing panels applied vertically.
4. Pre-formed metal T-bracing minimum 22 gauge (.0296") thick & 1-3/4" wide with engineering documentation.


2-2x12 HDR
12' DOOR
22°
NOT MORE THAN 24" O.C.


3-2X12 HEADER
16' DOOR
3 STUDS (2 SHLD. & 1 COM.)

Detached Garage - Accessory Buildings
Floodplain Code Requirements

The requirements listed below apply to buildings constructed, modified or moved into the flood fringe area of the 100-year floodplain.

BUILDING SEPARATION

Minimum 2 feet between an accessory structure and the principal building. (Note: zoning and/or building code regulations may require a greater distance.)

LOWEST FLOOR ELEVATION

Building area 600+ square feet: Lowest floor cannot be lower than the Regional Flood Elevation.

Building area less than 600 square feet and valued at less than $10,000: Lowest floor may be constructed not more than two feet below the Regional Flood Elevation, <u>if</u> the structure is anchored to resist flotation, collapse and lateral movement, <u>and</u> if mechanical and electrical equipment is elevated or flood proofed to or above the Regional Flood Elevation. Use of the building is limited to parking and/or storage (workshop space or habitable use is not permitted).

Attached Garage
Floodplain Code Requirements

An attached garage may be added to an existing residence that is located in the floodplain if the existing construction conforms to floodplain regulations. An attached garage cannot be added to a structure that is noncompliant with standards for property development in the 100 year floodplain unless the entire structure is brought into compliance.

LOWEST FLOOR ELEVATION

Lowest floor must be constructed two feet or more above the Regional Flood Elevation, on fill. The fill shall be one foot or more above the Regional Flood Elevation extending at least 15 feet beyond the limits of the structure.

Attached Garage/Carport
Single Family Dwelling, Two-Family Dwelling, Multifamily

PERMIT REQUIRED

BUILDING SIZE
Not greater than the ground area covered by the residential building(s).

BUILDING SETBACKS
Comply with yard requirements of the residential structure.
Refer to Zoning Code Section 11.06 C. Schedule I

BUILDING HEIGHT
One story.

Storage Shed - Playhouse
Single Family and Two-Family Dwelling

PERMIT REQUIRED

BUILDING SIZE
One accessory building per lot; allowed in addition to an attached garage *or* a detached garage that is not larger than 650 square feet in area.
Lot area: 10,000 square feet = 100 sq. ft. maximum building size
Lot area: +10,000 square feet = 200 sq. ft. maximum building size

SETBACKS
2 feet from any rear or side lot line.
Minimum 5 feet from residence.

BUILDING HEIGHT
15 feet or one story, whichever is less, including decorative elements.

Gazebo

Single Family and Two Family Dwelling

PERMIT REQUIRED

One gazebo allowed if there is no storage shed or playhouse on the property. Use restricted to recreational purposes; no sleeping/living quarters, workshop/studio, business, storage.

BUILDING SIZE

Ten percent of the rear yard area or 200 square feet, whichever is less. The rear yard is defined as the lot area behind the rear wall of the dwelling.

SETBACKS

2 feet from any rear or side lot line.
Minimum 5 feet from the residence or a detached garage.

BUILDING HEIGHT

15 feet or one story, whichever is less, including decorative architectural elements.

Clubhouse/Rec Building - Gazebo

Multifamily Dwelling

PERMIT REQUIRED

Clubhouse/recreation buildings, pool houses and gazebo structures are permitted for the common use of residents and guests. Up to twenty-five percent of the building may provide for the storage of property maintenance vehicles and equipment.

BUILDING SIZE

No maximum. Building appearance and construction materials must resemble the residential building(s). No metal buildings.

BUILDING SETBACKS

Comply with yard requirements of the residential structures.
Refer to Zoning Code Section 11.06 C. Schedule I.

BUILDING SEPARATION

Front/rear wall facing front/rear wall: 60 feet
End wall facing end wall: 30 feet
End wall facing front/rear wall: 45 feet

Swimming Pool – Spa - Pond
Building Code Regulations

PERMIT REQUIRED

Regulations apply to permanent swimming pools, spas, hot tubs, privately owned decorative ponds, any of which has a depth at any point of more than 12", and a surface area greater than 100 sq. ft.

Exceptions:

- Children's portable wading pools that accommodate less than 12" of water and sides of less than 18".
- Portable pools more than 12" in depth if drained, fenced or covered in such a manner as to provide public safety after each day's use. A portable pool is one that is removed after each season's use.

A permit application for a permanent pool permit shall include a site plan to show:

1. Location of existing buildings.
2. Location of proposed pool, including setback dimensions from all sides of the pool to lot lines and existing structures.
3. Pool details: construction details, size, depth, drainage, electrical.
4. Fence location, type, height, gate details.
5. Location of existing overhead or underground wiring.

SITING

A swimming pool is allowed in the rear yard of a property. The rear yard is the property area that extends from the limit of the front yard setback to the rear lot line.

SETBACKS

Minimum 10' side and rear yard setback from lot lines. Building setbacks apply for decks attached to pool, spa or pond. Refer to Zoning Code Section 11.06 C. Schedule I.

FENCING

Pools, spas and ponds must be completely surrounded by a fence or wall at least 46" high with openings, holes or gaps not larger than 4" in any dimension. All gates and door openings that are part of the enclosure shall be equipped with self-closing and self-latching devices. Aboveground pools with self-provided fencing that prevents unguarded entry do not require separate fencing, provided that the self-provided fence is the minimum required height and design. Permanent access from grade to a pool that has a stationary ladder, stairs or ramp shall have fencing and gates as required for the pool itself.

RECIRCULATION SYSTEM

Recirculation and purification system required.

ELECTRICAL REQUIREMENTS

Electrical installations require separate permits. Requirements of ILHR 16.08 and Chapter E680, Wis. Adm. Code.

DRAINAGE

Drainage system required. No pool drainage into the sanitary sewer system or onto neighboring properties.

HEATING UNITS, PUMPS AND FILTER EQUIPMENT

Heating units, pumps and filter equipment must be at least 60' from any lot line and shall be housed and muffled.

Fences

PERMIT REQUIRED

FRONT YARD

Maximum 4' height, fifty percent open construction; maximum 3' height within the vision clearance triangle. The front yard is the lot area that extends from the front lot line to the required front yard setback. A corner lot has two front yards.

REAR YARD/SIDE YARD

Maximum height 6 feet. Ten feet maximum height when a residential property is adjacent to a non-residential use or district, beginning at least 15 feet from the front lot line. The rear yard is the property area that extends from the front yard setback line to the rear lot line.

Deck – Porch - Patio

PERMIT REQUIRED

SETBACKS

Building setback requirements apply to decks, porches, and balconies. Refer to Zoning Code Section 11.06 C. Schedule I. Building setbacks do not apply to a patio. Patio is permitted in a side or rear yard.

Existing buildings - required ingress-egress: 4' projection from the building wall (measured to the outside face of the platform), excluding steps. Note: This allowance is applicable <u>only</u> for changes or alterations to an existing building.

Driveway - Uncovered Parking Area

Single Family and Two Family Dwelling

PERMIT REQUIRED

DRIVEWAY WIDTH

The width of a driveway cannot exceed garage width; maximum width at the sidewalk, 24 feet. If the driveway width at the garage is more than 24 feet, the driveway must be tapered to not exceed 24 feet at the sidewalk. The maximum curb opening is 28 feet. When no garage exists, the maximum driveway width is 20 feet, sited so as not to create a front yard parking area.

CIRCULAR AND HORSESHOE DRIVEWAYS

Minimum lot width: 100 feet.

Maximum driveway width: 10 feet, except for the area of allowable paving in front of or alongside of a garage.

Maximum curb opening: 17 feet.

Driveway spacing: For driveways with two curb openings, minimum 50 feet between the inside driveway edges, measured at the front lot line.

DRIVEWAY SURFACE

New driveways and parking areas must be paved within one year of construction. If left unpaved during the 1-year period, a minimum of 4" gravel base is required. An existing gravel driveway must be paved when a new garage is constructed, when a driveway area is altered to serve a garage, or for the addition of an uncovered parking space.

OPEN PARKING SPACE

An uncovered parking space (9' x 18') is permitted alongside the garage (behind the front wall of the garage); an 8' side/rear yard setback is required. The parking space must be screened with landscape plantings or fencing and must be constructed so as not to interfere with lot drainage.

Site Plan Requirements

The purpose of a site plan is to show existing property conditions and provide details of proposed new construction. The items listed below comprise a checklist of information to be shown on a site plan.

1. Indicate property address, north arrow, and scale.

2. Delineate property boundaries and dimensions.

3. Show all existing structures.

4. Show exact location of the proposed construction. Include structure size, setback measurements to lot lines, and measurements for distance between existing and proposed buildings.

5. If an existing building (or part thereof) is to be demolished, show the area of the existing construction to be removed.

6. Show the location of overhead or underground power lines and underground gas lines.

7. Show the driveway to serve the garage, including any changes to widen or lengthen an existing driveway. If a new driveway is planned, or if a parking space will be constructed alongside the garage, show the limits of the new paved area.

8. Indicate the surface material of all existing and proposed driveway and parking areas. A concrete or asphalt surface is required. Paving is required within one year of construction.

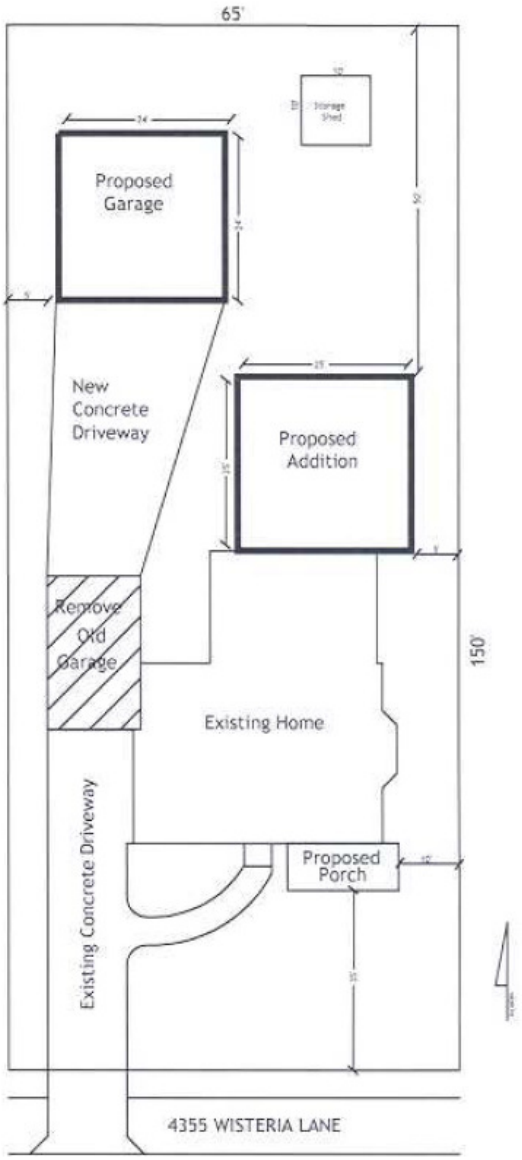
9. Provide drainage details of the property.

SITE PLAN ELEMENTS

* Lot boundaries.
* Dimensions of lot lines.
* Identify all existing buildings.
* Identify new construction.

  (Building addition, new garage, deck or porch, new fence, new storage building, etc.)
* Setback measurements.

  (Distance from building, deck or porch to property line.)
* Building area to be removed.
* Driveway - existing.
* Driveway - new.



Sample Site Plan

Drainage Requirements

Structure 650 square feet or less in area:

Show general drainage details on the site plan submitted for a building permit. A new building should not block an existing drainage pattern or alter a drainage pattern to create a negative effect on an adjacent property.

Structure more than 650 square feet in area:

Drainage plan required. Drainage plan must be approved by the City Engineer prior to the issuance of a building permit.

Drainage Plan Checklist:

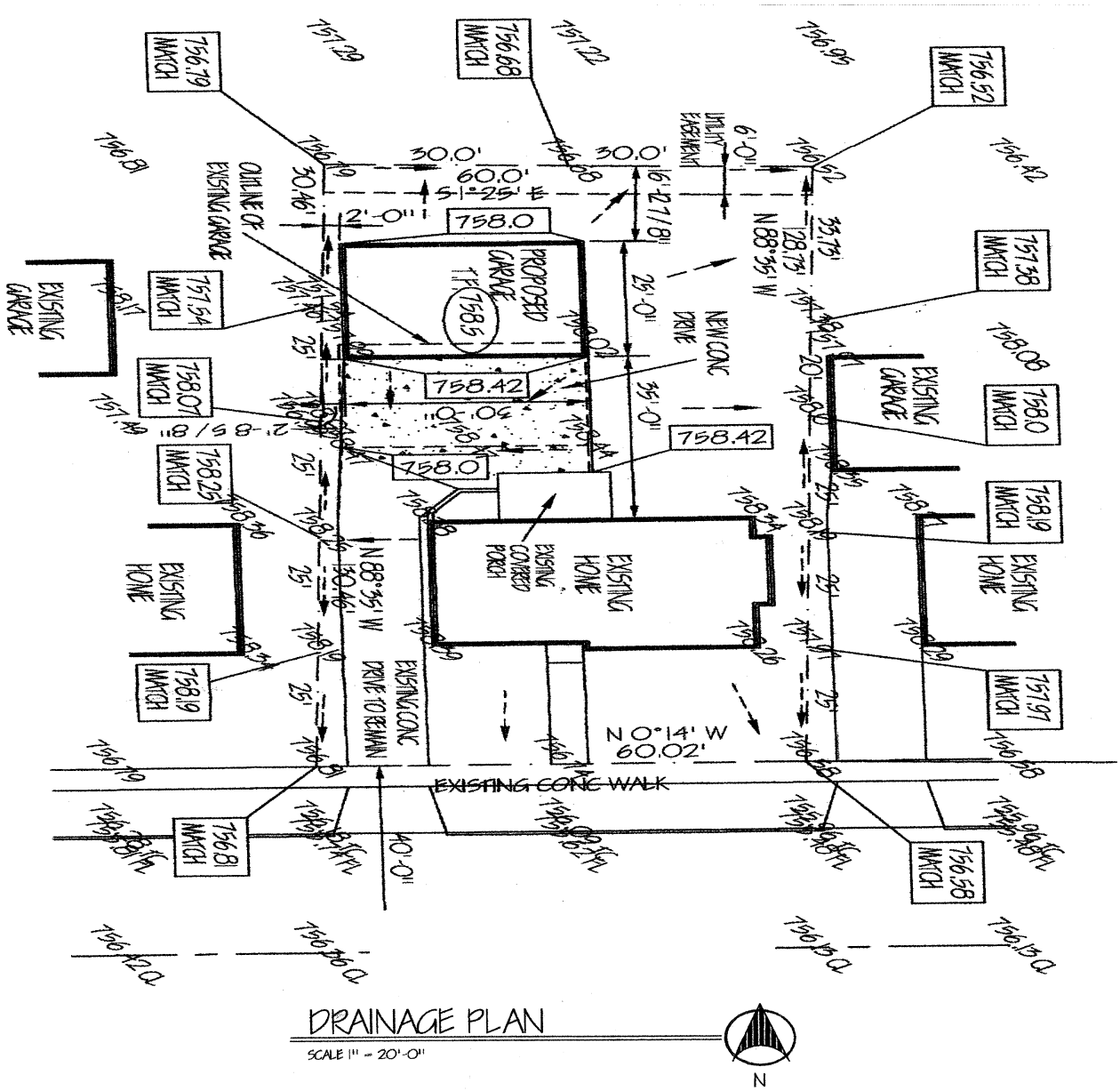
1. Floodplain information which may affect the site.

2. Provide the location and elevation of benchmark(s). Use NAVD88 datum.

3. Use 25' grid to show existing property elevations and show elevations at least 25' into adjacent lots.

4. Show all proposed elevations at lot corners, along lot lines, and at all buildings.

5. Use arrows to indicate the drainage flow. Show existing and proposed catch basins, swales, berms, and ridges necessary for proper drainage.

6. Minimum slope on grass areas: 1.0% (12" per 100')
   Minimum slope for asphalt areas: 0.50% (6" per 100')
   Minimum for concrete curb/gutter: 0.40% (4-3/4" per 100')

Sample Drainage Plan