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***Important steps for you...***

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1.) Make sure your proposed detached garage; carport, pergola or utility shed meets the following size and placement requirements:

A detached garage, carport, pergola or utility shed may not exceed 900 square feet in area. Check with the Department of Planning and Development staff regarding maximum height requirements for your particular zoning district.

A detached garage, carport, pergola or utility shed may not be placed between the principal structure and a street frontage, nor within any required front yard or street side yard and shall be placed a minimum of 4 feet from the side and rear lot line.

Attached garages are considered part of the principle structure and are required to abide by those specific setbacks.

Accessory structures shall not be nearer than 10 feet to the principle structure, unless in compliance with applicable building/fire codes and may not be placed in any easements designed to convey electric, water, wastewater or stormwater. One

detached garage and two accessory buildings may be placed on a parcel. A conditional use permit is required for more than 3 accessory structures and for a combination of accessory structures exceeding 1,000 sq. ft.

2.) Obtain a building and/or zoning permit prior to construction. Provide a detailed sketch of proposed location of the accessory structure including distance from all lot lines and other structures onsite. Identify lot stakes. A permit fee must also be paid.

3.) Begin the work. Once the permit has been issued, the work may begin. It is necessary to display the permit on the inside of a window facing the street until the project is complete.

4.) Call for an inspection. It is your responsibility to call for inspections as necessary. Not all aspects of a project require an inspection, such as roofing and siding. For building related questions, contact the Building Inspector at (608) 873-7626.

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***What if I don't get a permit?***

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Permits are required by city ordinances and state statutes. If a permit is required, but not obtained, a fine may be imposed. In addition to the fine, the permit would still need to be obtained including paying double the fee. The main objective for obtaining a building permit is to assure that the structure is constructed according to all code and ordinance requirements. This is done to make sure the structure is safe from defects and protects the owner.

Any construction that does not comply with codes and ordinances will need to be brought into compliance.

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### ***A few smart builder tips...***

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- Try to get at least three estimates and check contractor's references. Visit projects the contractor has built.
- Check with the Register of Deeds for deed or plat restrictions prior to construction. This information is not available at the Stoughton Planning & Development Office.
- Not all garage and shed kits meet building codes. Check with the Building Inspector before you buy a kit.
- Use your ceiling and rafter space as storage area only if trusses are designed for storage.
- Finally, seal concrete floors to prevent salt damage.

updated 4/25/19 mps

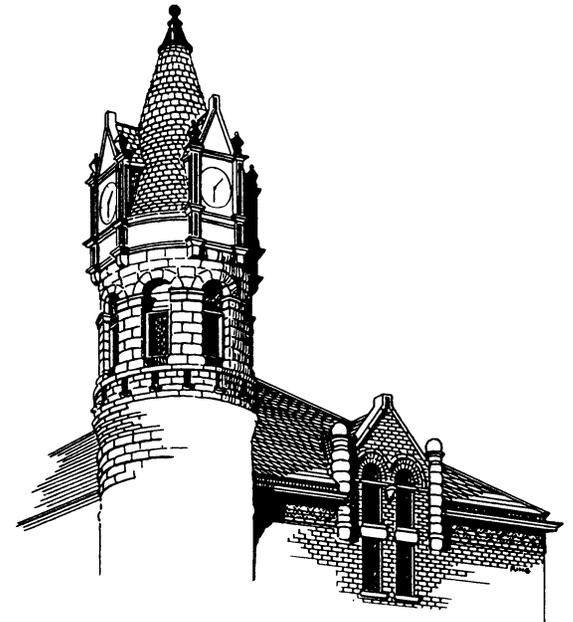
This pamphlet is intended to be used for general information and is not all inclusive. If you are not sure of your particular situation, please contact the Zoning Administrator at (608) 646-0421.

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Construction & Alterations Series

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## **ACCESSORY STRUCTURES**



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Department of Planning & Development

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**STOUGHTON, WISCONSIN**