



### General Requirements

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Accessory structures may include sheds, detached garages, gazebos and pergolas.

This handout is intended to provide general requirements. If you have questions regarding accessory building construction or setbacks please contact the department at (920) 686-6940.

### Accessory Buildings (120) SF or Less

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**SETBACKS.** Shall comply with municipal zoning area regulations found in Chapter 15. The structure shall not be located in an easement.

**BASE.** Shall be installed on a concrete slab, treated wood floor, or other acceptable floor material such as brick or block laid over a sand base, or crushed rock, which provides a stable, surface that is impervious to erosion and does not result in the ponding of water.

**HOLD DOWNS.** Minimum of (4) hold-down restraints are required in each corner to prevent upheaval or overturning.

**ELECTRIC.** Shall not be connected unless approved by the municipality. A site inspection shall first be conducted to confirm that hold-down restraints have been installed properly to prevent upheaval.

**PERMIT.** A building permit is not required.

### Detached Private Garages and Accessory Buildings Over (120) SF

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**SETBACKS.** Shall comply with municipal zoning setbacks found in Chapter 15. Structure cannot be located in an easement.

**BASE.** Concrete floors shall be not less than (4) inches in thickness. The slab shall be provided with a

thickened edge all around (8) inches wide and (8) inches below the top of the slab. See Wisconsin UBC Section 30.20 (4) for additional detail.

**AREA.** Wis. UBC Section 30.20 (3). Wood or metal frame construction (720) Square Feet Maximum. Masonry bearing wall (1,200) Square Feet Maximum.

**CONSTRUCTION PERMIT.** A building permit shall be obtained. Construction shall be in compliance with the requirements of the Manitowoc Municipal Zoning Ordinance and construction requirements of the Wisconsin Uniform Dwelling Code and Wisconsin Uniform Building Code.

**CONSTRUCTION PLAN.** One copy of the construction plan is required.

**SITE PLAN.** One copy of a site plan is required. A scaled drawing may also be acceptable. Be sure to illustrate existing structures and the proposed structure location, setbacks, and dimensions.

**ELECTRIC PERMIT.** A permit shall be obtained. Overhead service drop conductors shall maintain minimum clearances to roof surfaces.

**PLUMBING PERMIT.** A permit shall be obtained if a floor drain is installed.

**INSPECTIONS.** Please call at least 24 hours prior to scheduling the following: Footing, Framing, Electrical rough-in, Plumbing rough-in, and Final inspection.



Building Inspection Department  
900 Quay St, Manitowoc, WI 54220



(920) 686-6940

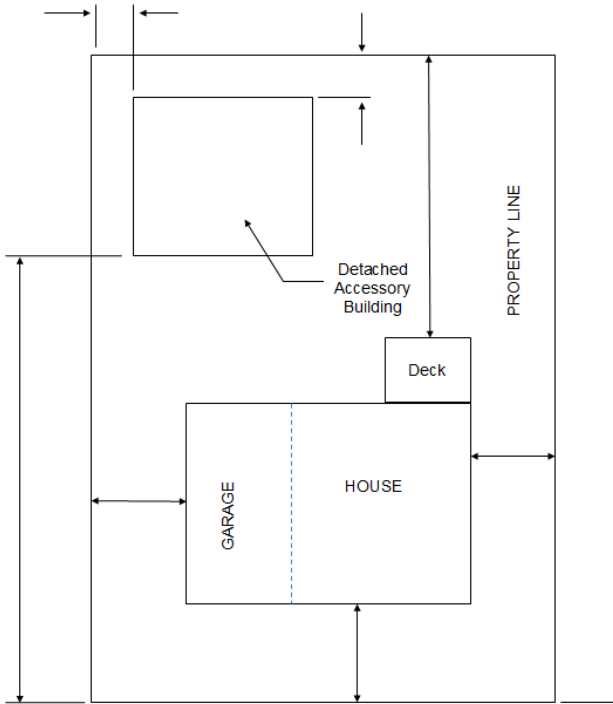


buildinginspection@manitowoc.org

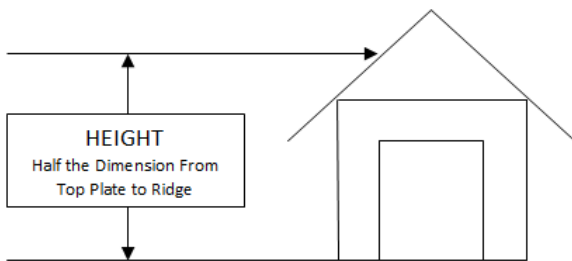


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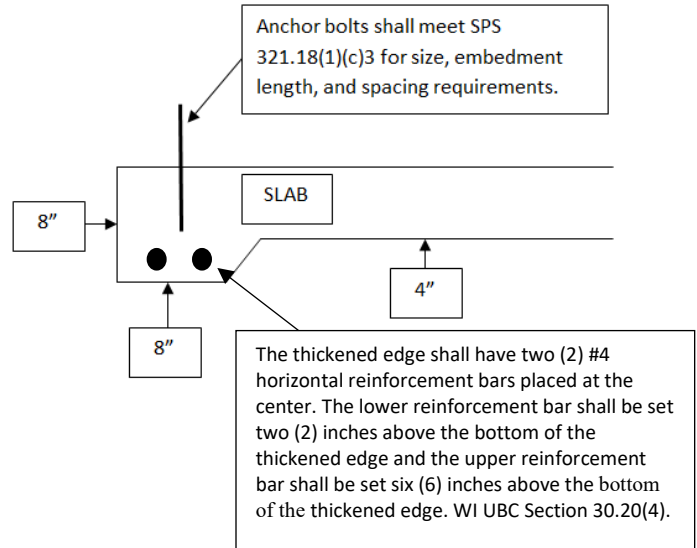
## Site Plan Dimensioned



## Height How Measured



## Footing and Foundation for Structures Over (120) SF



## Hold Down Options for Structures (120) SF or Less

A minimum of (4) hold-down restraints are required in each corner of the structure to prevent upheaval or overturning. As a guideline please note that detached garages and accessory buildings greater than 120 SF shall be designed to withstand an uplift pressure of 20 pounds per square foot.



**WISCONSIN UNIFORM BUILDING CODE**  
**CHAPTER III. -- GARAGES and ACCESSORY BUILDINGS**

**SECTION 30.20 DETACHED PRIVATE GARAGES AND ACCESSORY BUILDINGS**  
**OVER ONE HUNDRED TWENTY (120) SQUARE FEET**

(1.) DEFINITIONS (a.) An attached private garage shall mean a private garage attached directly to the principal building, or attached by means of an enclosed or open breezeway, porch, terrace or vestibule, or a private garage so constructed as to form an integral part of the principal building. (b.) A detached private garage shall mean a private garage entirely separated from the principal building. (c.) Accessory building shall mean a building that is not a private garage that is accessory and incidental to the primary building, but excludes playground structures and similar equipment as determined by the building inspector.

(2.) LOCATIONS -- Detached garages shall be governed by the following unless otherwise provided for in appropriate codes. (a.) Garages of wood frame construction shall be located not less than ten (10) feet from any residence building, except that such distance may be reduced to not less than five (5) feet when the adjacent wall is protected as required for attached garages in SPS 321.08(1). Such separations shall be measured as the perpendicular distance from the exterior dwelling wall to the closest exterior garage or accessory building wall. (b.) Garages of masonry wall construction shall not be located less than five (5) feet from any residence building.

(3.) AREA -- All private detached garages shall be governed by the following unless otherwise provided for in appropriate zoning codes. (a.) Masonry bearing wall, one thousand two hundred (1,200) square feet, maximum. (b.) Metal frame construction, seven hundred twenty (720) square feet, maximum. (c.) Wood frame construction, seven hundred twenty (720) square feet, maximum.

(4.) FOUNDATIONS and FOOTINGS (a.) Footings and Foundations for detached private garages and accessory buildings over one hundred twenty (120) square feet shall be constructed to meet this section. Except as provided in sub. (b.), engineered drawings shall be provided for foundations built on sloping sites having a depth at any portion of the foundation greater than 16". **(b.) Concrete floors shall be not less than four (4) inches in thickness. Detached private garages may be built with a continuous floating slab of reinforced concrete not less than four (4) inches in thickness. Reinforcement shall be a minimum of number ten (10) six by six (6" x 6") inch wire mesh. The slab shall be provided with a thickened edge all around, eight (8) inches wide and eight (8) inches below the top of the slab. The thickened edge shall have two (2) #4 horizontal reinforcement bars placed at the center. The lower reinforcement bar shall be set two (2) inches above the bottom of the thickened edge and the upper reinforcement bar shall be set six (6) inches above the bottom of the thickened edge.** Exterior wall curbs shall be provided not less than six (6) inches above the finished ground grade adjacent to the garage. Anchor bolts shall meet SPS 321.18(1)(c)3 for size, embedment length, and spacing requirements.

(5.) CONSTRUCTION of detached private garages and accessory structures over one hundred twenty (120) square feet shall be in compliance with the construction requirements of the UDC.

## **SECTION 30.21 - ACCESSORY BUILDINGS ONE HUNDRED TWENTY (120) SQUARE FEET OR LESS AND PREFABRICATED STORAGE ENCLOSURES**

(1.) **DEFINITIONS:** (a.) A Prefabricated storage enclosure means an accessory storage enclosure manufactured primarily of plastic, vinyl or resin, or stamped metal panels, excluding enclosures five (5) feet or less in height and twenty-four (24) square feet in area, and is designed to be assembled on site. A Prefabricated storage enclosure shall not be required to comply with the minimum construction requirements of the Uniform Building Code, including but not limited to snow and wind loads. Shipping containers or containers used for moving and/or storage of personal belongings shall not be considered prefabricated storage enclosures. (b.) See Section 30.20 for the definition of an accessory building.

(2.) **PREFABRICATED STORAGE ENCLOSURES** (a.) Only one prefabricated storage enclosure is allowed per property. (b.) The area of the prefabricated storage enclosure shall not exceed one hundred twenty (120) square feet or as allowed by local Zoning. (c.) The height of the prefabricated enclosure is limited to eleven (11) feet. Height shall be measured from the grade immediately adjacent to the door side of the prefabricated enclosure to the highest point of the roof. (d.) A prefabricated storage enclosure is reviewed and inspected only for compliance with the municipality's zoning setbacks and other Zoning Code provisions, including separation from the dwelling and other buildings located on the property. (e.) A Prefabricated storage enclosures shall be located a minimum of ten (10) feet from a dwelling or buildings on the site. (f.) A Prefabricated storage enclosure shall only be used to store personal property for residential use. (g.) A Prefabricated storage enclosure shall be installed on a concrete slab or treated wood floor, or other floor acceptable to the municipality. (h.) A minimum of four (4) hold-down restraints shall be required. One on each corner of the "Prefabricated storage enclosure" or as approved by the municipality. (i.) A municipally may opt to not issue Building Permits for Prefabricated storage enclosures. The Municipality may choose to issue a "LOCATION APPROVAL" when the prefabricated enclosure is in compliance with the municipality's zoning setback requirements. (j.) Prefabricated storage enclosures shall not be connected to gas or electrical service. (k.) Prefabricated storage enclosures may not be located within an easement, without approval of the party granted the easement. (l.) Applications for "location approval" shall include the following information or additional information as required by the municipality: 1. Two (2) copies of a site plan or survey showing the location of the prefabricated storage enclosure, and the proposed setbacks to the property lines and other buildings on the same property. 19 2. The manufacturer's specifications for the prefabricated storage enclosure. 3. An application form as provided by the municipality. 4. Fees shall be as established by the Schedule of Permit Fees, or as required by the municipality.

(3.) **ACCESSORY STORAGE BUILDING ONE HUNDRED TWENTY (120) SQUARE FEET OR LESS** (a.) Only one accessory storage building one hundred twenty (120) square feet or less is allowed per property. (b.) The height of the accessory storage building is limited to eleven (11) feet. Height shall be measured from the grade immediately adjacent to the door side to the highest point of the roof. (c.) An accessory storage building is reviewed and inspected only for compliance with the municipality's zoning setbacks and other Zoning Code provisions, including separation from the dwelling and other buildings located on the property. (d.) An accessory storage building shall be located a minimum of ten (10) feet from a dwelling or building on the site. (e.) An accessory storage building shall only be used to store personal property for residential use. (f.) An accessory storage building shall be installed on a concrete slab or treated wood floor, or other floor materials acceptable to the municipality. (g.) A minimum of four (4) hold-down

restraints shall be required. One on each corner of the accessory storage building or as approved by the municipality. (h.) A municipality may opt to not issue Building Permits for accessory storage buildings one hundred twenty (120) feet or less. The Municipality may choose to issue a "LOCATION APPROVAL" when the building is in compliance with the municipality's zoning setback requirements. (i.) Accessory storage buildings shall not be connected to gas or electrical service, unless approved by the municipality. (j.) Accessory storage buildings may not be located within an easement, without approval of the party granted the easement.