



CITY OF MENASHA • Community Development Department  
140 Main Street • Phone (920) 967-3650 • website: <http://www.cityofmenasha-wi.gov>

## **GARAGES AND ACCESSORY BUILDINGS (SHEDS)**

*(R-1, R1a, R-2, and R-2a zoning districts)*

### **Attached Garages**

**Setbacks.** If you plan on building an attached garage, you must meet the following yard requirements:

- 30' minimum rear yard (distance from building to back lot line)
- 6' minimum side yard (distance from building to side lot line), 16' aggregate side yard. This means that if you have the minimum 6' on one side, you must have at least 10' on the other so there is a total of 16' side yard.
- 25' minimum setback (distance from building to front lot line), or prevailing setback.

**Size.** The maximum size for an attached garage is as follows:

- R-1 or R-1a Zoning: 1,200 sqft or 80% of the principal dwelling's floor area, whichever is less.
- R-2 or R-2a Zoning: 1,300 sqft or 80% of the principal dwelling's floor area, whichever is less.

### **Unattached Garages and Accessory Buildings**

**Setbacks.** If you plan to build an unattached garage or accessory building located more than 8' from the principal structure\* you must meet the following yard requirement:

- 3' minimum rear yard
- 3' minimum side yard
- 25' minimum front yard setback, or prevailing setback.

If you plan to build an unattached garage or accessory building located less than 8' from the principal structure\*, you must meet the following yard requirements:

- 8' minimum rear yard
- 6' minimum side yard
- 25' minimum front yard setback, or prevailing setback.

**Location.** In addition to the setback requirements above, no garage or accessory structure shall be constructed between the principal building and the street right of way.

**Size.** The maximum size for a detached garage is as follows:

- R-1 or R-1a Zoning: 816 sqft
- R-2 or R-2a Zoning: 624 sqft per dwelling unit

The maximum size for an accessory building is 200 sqft.

**Density.** Detached garages and accessory buildings shall not occupy more than 30% of any rear yard.

**Height.** Sidewalls shall not exceed 12' in height. Overall height of the garage or accessory structure may not exceed 18', except that the height may increase 1' for each foot the required side and rear yard setbacks are increased. In no case shall the height of the garage or accessory structure exceed the height of the principal building\*.

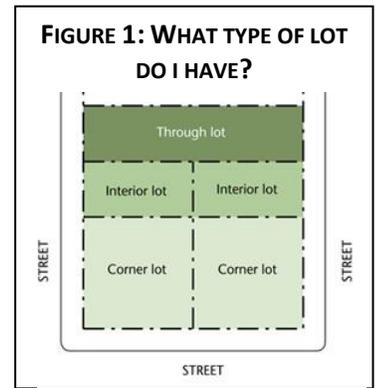
\*Principal building is the house, including any attached decks, porches or garages.

### Permit & Fees

Constructing a garage or accessory building will require A building permit which requires a building and zoning fee. These fees are paid together when the building permit is applied for. Please consult the city's fee schedule available [here](#) or available at the Building Inspection desk on second floor of city hall.

### Corner & Through Lots

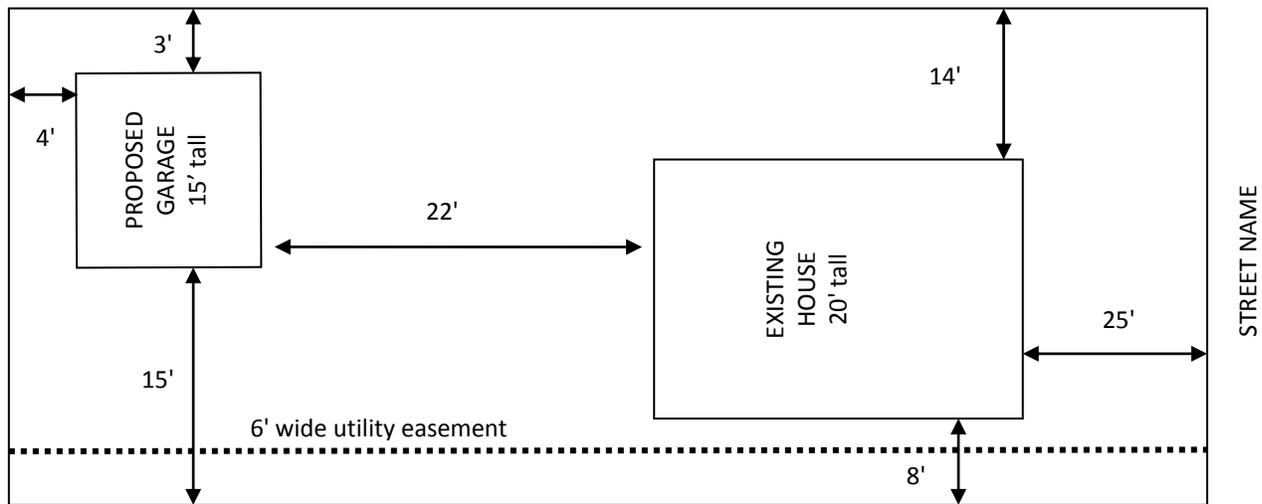
Lot line setback rules are more complicated for corner and through lots (see Figure 1) and this information should be obtained directly from our Community Development staff.



### Plot Plans

The Community Development Department requires that a plot plan drawn to scale be submitted before a permit can be issued for any new structure. The plot plan must show the size of the proposed building, its location, distances to any other structures, height, distances to all lot lines, easements, street right of way, as well as the overall size of the lot. (See sample below). The plot plan does not have to be elaborate, nor does it have to be drawn by a professional draftsman. If you do not know where your lot lines are, please consult the "PROPERTY LINES" fact sheet. The city does not provide lot line location services.

### SAMPLE PLOT PLAN



### Structural Requirements.

If you have questions about the structure requirements for a building, please contact the building inspectors prior to applying for your permit (Phone 967.3655). The inspectors' office hours are 8:00 am to 10:00 am and Noon to 1:00 pm weekdays.

### Zoning Review

When your permit and plot plan are submitted, Community Development staff will undertake a zoning review. We will check potential easements and other zoning issues and contact you if there are any modifications that need to be made to ensure your project receives zoning approval.

### Disclaimer

This information is only a general guide to help you plan a building project. While we have made an attempt to answer the questions most often asked of this department, your situation may not be included. For more complicated situations not addressed in this factsheet, such as structures in the floodplain, feel free to contact the Community Development department to discuss your project.

**\*\*\*\*BEWARE OF UNDERGROUND UTILITY WIRES\*\*\*\***

Please remember that there may be underground electric, phone or cable T.V. wires buried on your property in easements that are generally 5' or 6' wide on your side and rear lot lines. Please call the Digger's Hotline before you do any digging on your property.

**DIGGERS HOTLINE: (800) 242-8511**

