



CITY OF ST. FRANCIS

4235 SOUTH NICHOLSON AVENUE

ST. FRANCIS, WI 53235

PHONE: (414) 481-2300 FAX: (414) 481-6483 E-MAIL: craigv@stfranwi.org

BUILDING INSPECTOR

CRAIG VRETENAR

OFFICE HOURS MON-FRI

8:00- 9:00 AM & 1:00-2:00 PM

ACCESSORY STRUCTURES GARAGES – SHEDS – GREENHOUSES – TEMPORARY STRUCTURES

- A. Permitted accessory buildings and structures. Accessory buildings and structures customarily incidental to an approved principal use may be constructed on the same lot subject to the provisions contained herein and receipt of all necessary permits.
- B. Lot coverage limited. On any lot, accessory buildings or structures may occupy an aggregate area not greater than 40% of the required rear yard plus 50% of any additional space in the rear of the principal building.
- C. Setbacks.
1. Generally. With the exception of reverse frontage corner lots, where accessory buildings are permitted in interior side yards, accessory buildings and structures shall be located in the rear yard. All accessory buildings shall be set back a minimum of two feet from side and rear lot lines, measured from their furthest extension, including any overhangs. Accessory buildings shall be set back a minimum of five feet from any alley line when doors face that alley, or three feet if no doors are facing.
 2. Corner lots.
 - a. On corner lots accessory buildings and structures shall be set back from the street side lot line not less than the principal building on that lot or 15 feet, whichever is less.
 - b. In cases where the rear lot line of the corner lot abuts the side lot line of an adjacent lot, accessory buildings and structures are subject to an additional requirement. They shall be set back from the side street lot line not less than the front setback of any building situated on the adjacent lot and not less than that side yard setback of the principal building on the lot on which the accessory building is situated, whichever is greater.
- D. Proximity to principal buildings.
1. Accessory buildings and structures shall be located no less than 15 feet from any principal building, except that such distance may be reduced to 10 feet when fire wall requirements are met.
 2. When accessory buildings are attached to principal buildings by a breezeway, passageway, or similar means, they become part of the principal building and shall comply with all lot coverage, setback, height, and any other requirements for the principal building.
- E. Limits on the size and height of accessory buildings.
- a. In no case shall an accessory building exceed the size or height of the principal structure on a given lot or maximums set forth herein, whichever are more restrictive.
 - b. In industrial districts, accessory buildings may not exceed 20 feet in height. In all other districts they are limited to 18 feet in height.
- F. Accessory buildings in residential districts; additional restrictions; size limited. Detached garages in the R-1, R-2 and R-3 Districts shall not exceed 960 square feet in area or the size of the principal structure, whichever is less. Noncommercial greenhouses shall not exceed 300 square feet in area. Sheds shall not exceed 120 square feet in area. Aggregate coverage is limited under Subsection B.



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- G. Design of accessory buildings over 624 square feet. Accessory buildings with over 624 square feet of floor area shall match the design of the principal building with regard to color, siding materials, roof materials, and roof pitch unless an exception is granted by the Architectural Control Board. Exception shall be made for brick-sided structures, which would require the front of the accessory structure to be sided with the same or similar material four feet up from grade on the side facing street or alley access.
- H. Construction limited. No accessory building or structure shall be permitted upon any lot until a certificate of occupancy has been issued for a principal structure, except as may be otherwise provided under this chapter.
- I. Use for residential purposes. No accessory building shall be finished on the interior for living or residential purposes.

§ 455-43. Temporary Structures

- A. Temporary structure regulated. It shall be unlawful to erect or allow to remain standing a temporary structure without first obtaining a building permit and approval of the Common Council as herein provided. In no case shall temporary structures be erected over recreational equipment or recreational vehicles. This section does not apply to the use of temporary tent/canopy-type structures erected on properties either used for or zoned for one- and two-family dwellings. Such structures are required to be used solely for temporary weather protection for parties or gatherings of a social nature or for rummage sales and may not be erected and in place for more than three consecutive days or a total of 72 hours.
- B. Procedure. Upon application for a building permit for a temporary structure, the Building Inspector shall refer such application to the Common Council for its consideration, approval or denial.
- C. Denial. The Common Council may deny the permit if the temporary structure:
 - 1. May be reasonably believed to have a substantial adverse effect upon:
 - a. The public health of the persons living in the immediate neighborhood;
 - b. The safety of the persons living in the immediate neighborhood; or
 - c. The convenience and prosperity of the immediate neighborhood;
 - 2. May be reasonably believed to cause a substantial depreciation in the value of the property in the immediate neighborhood;
 - 3. Will constitute a public or private nuisance;
 - 4. Is not in the best interest of the community or is not compatible with good planning development of the area; or
 - 5. Will not promote the health, safety, morals or general welfare of the community.
- D. Approval. If granted, the structure shall exist for a period not to exceed one year from the date following approval by the Common Council. The Building Inspector shall issue the permit upon payment of the proper fees. Such structure shall be removed at the end of the above period. This chapter does not prohibit reapplication.



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Construction Requirements

1. DEFINITIONS:

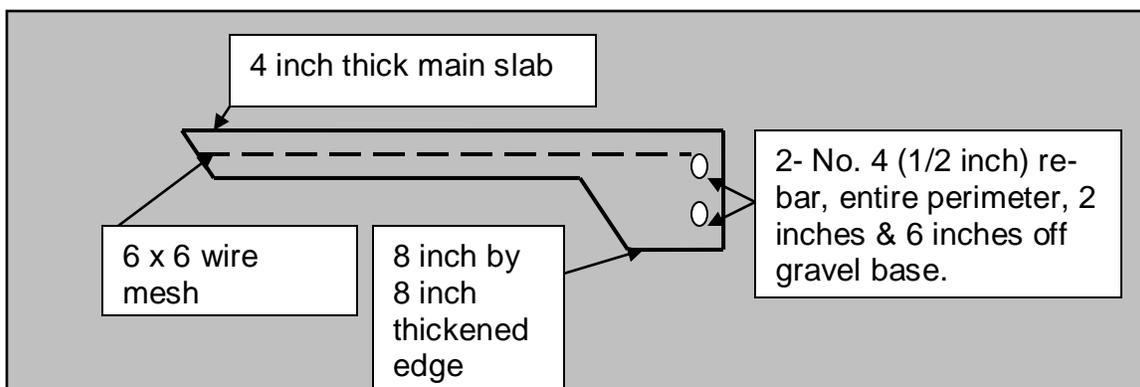
- a. An attached private garage shall mean a private garage attached directly to the principal building, or attached by means of an enclosed or open breezeway, porch, terrace or vestibule, or a private garage so constructed as to form an integral part of the principal building.
- b. A detached private garage shall mean a private garage entirely separated from the principal building.
- c. SPS refers to Wisconsin Safety and Professional Services Uniform Dwelling Code for one and two family dwellings.

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 fifteen (15) from any residence the distance may be reduced to ten (10) feet from any residence building 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 ten (10) feet from any residence building.

3. FOUNDATIONS AND FOOTINGS:

- a. Attached private garages shall be provided with the same type footings and foundations as required herein for the principal building. Concrete floors shall be not less than four (4) inches in thickness.
- b. 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 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 four (4) inches above the finished ground grade adjacent to the garage. Bolts three-eighths (3/8) inches in diameter with nuts and washers attached, six (6) inches long, shall be embedded three (3) inches in the concrete curb of detached garages, eight (8) feet on centers.





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4. FLOOR SURFACE – The floor in all private garages shall be of concrete construction and sloped toward the exterior garage door or opening. No openings or pits in the floor shall be permitted, except for drainage.
5. CONSTRUCTION – Private garages shall be constructed as follows:
 - a. Unless designed through structural analysis, load bearing foundation walls and partitions shall be constructed as per sections SPS 321.15-21.18.
 - b. Detached private garages of wood frame construction shall be constructed with the following requirements.
 - i. Studs may have a maximum spacing of twenty-four (24) inches on centers.
 - ii. Diagonal corner bracing shall be installed on both walls at each corner. Diagonal corner bracing may be applied on the inside surface of studs.
 - iii. Corner posts may consist of two (2) two by four (2 X 4) inch studs or a single four by four (4 X 4) inch stud.
 - iv. Collar beams at the top plate and collar ties in the upper one third of the roof shall be installed with a maximum spacing of forty-eight (48) inches on center. Collar beams may be two by six (2 x 6) inch. Collar ties shall be at least two by four (2 x 4) inch for roof slopes less than four (4) inches per foot. A one by six (1 x 6) inch collar tie may be used for roof slopes four (4) inches per foot or greater.
 - v. Detached garage roofs shall be framed in accordance with the applicable requirements of section SPS 321.28.
6. ADDITIONAL REQUIREMENTS FOR SHEDS:
 1. Height Maximum 12 (twelve) feet and 8(eight) foot high side walls
 2. Foundation to be 4 inch thick concrete slab – anchors to be imbedded 3/8 inch bolts, or 2 inch thick patio block, or pre-cast concrete slabs, or bricks with a minimum of 6 x 6 inch treated timber at exterior wall for anchorage of shed.
 3. Sheds may not be attached to garages or residences.
7. PERMITS:

Application for permit shall include a plan of the garage, (include structural details, rafter sizes, headers, etc.) site plan, & property survey.

Application for permit shall include a site plan for shed and description/plan for type of shed, & property survey

Application for permit shall include a plan of greenhouse, site plan, & property survey.