



## Citizens Guide to Garages & Accessory Buildings

*So, You're Looking to Add Additional Storage To Your Residential Property...*

In the Village of Kronenwetter the number and size of garages and accessory buildings are regulated by the Village's Zoning Ordinance. The zoning of your property determines the regulations that apply to your property. If you don't know the zoning of your property you can find it online on the Village of Kronenwetter website ([www.kronenwetter.org](http://www.kronenwetter.org)), click on the "Zoning" tab on the left hand column and then select the link to "Kronenwetter Zoning Map".

Note: When determining the amount of square footage and the number allowed of garages and accessory buildings on your property remember that any garage attached to the house counts towards that total.

Based on the zoning of the property the following regulations apply:

**R1- Single Family Residential & R2- Two Family Residential** (Section 520-34.H & 520-35.H) Garages and other accessory buildings which are located in an R1 District or in an R2 District shall conform to the following standards:

- 1) The maximum size or number of accessory buildings and garages, including detached and attached garages on the same zoning lot shall be determined as follows:
  - a. Up to 1.0 acres; 2,016 square feet in aggregate times the acreage and no more than two (2) garages or accessory buildings. (Example: .50 acre lot X 2,016 square feet = 1,008 square feet).
  - b. Over 1 acre; no more than three (3) garages or accessory buildings and a maximum of 2,016 square feet in aggregate of garages and accessory building without a conditional use permit.
- 2) The maximum height of the sidewall for a detached garage or accessory building shall be ten feet.
- 3) The roof shall have a pitch of at least three inches in height for each foot of width and an eave which extends at least six inches from the wall which supports the roof.
- 4) The roof shall be surfaced with any of the following:
  - a. Asphalt
  - b. Metal utilizing hidden metal fasteners
  - c. Wood shingles or wood shakes
  - d. Clay, concrete or metal tiles
  - e. Slate
- 5) The exterior sides of all garages, carports and accessory buildings shall be covered with siding made of wood, masonry, concrete, stucco, masonite, vinyl or metal lap. The exterior siding shall extend to the top of the foundation. If the top of the foundation is below grade, the siding shall extend to the ground.

**R4- Multi-Family Residential** (Section 520-36.E) Allowable size is calculated based on the floor area ratio, the floor area ratio is the floor area of all the buildings on that zoning lot divided by the area of such zoning lot. The R4 Zoning District allows for a maximum floor area ratio of .50. In order to determine the allowable sizes for garages and accessory building the applicant must determine the maximum floor area allowable for the building or buildings (total floor area of both principal and accessory buildings) in direct ratio to the gross area of the zoning lot. (Example: 1 acre lot (43,560 square feet) X .5 = .5 acres (21,780 square feet)) (1 acre = 43,560 square feet). If you have a 1 acre lot you are allowed

up to 21,780 square feet of floor area for all buildings on the property, this includes the residential structure and any accessory uses.

**SR- Suburban Residential** (Section 520-37.H) Garages and other accessory buildings which are located in an SR District shall conform to the following standards:

- 1) The maximum size or number of accessory buildings and garages, including detached and attached garages on the same zoning lot shall be determined as follows:
  - a. 2,016 square feet in aggregate times the acreage and no more than three (3) garages or accessory buildings. (Example: .50 acre lot X 2,016 square feet = 1,008 square feet).
- 2) The maximum height of the sidewall for a detached garage or accessory building shall be 15 feet.
- 3) The roof shall have a pitch of at least three inches in height for each foot of width and an eave which extends at least six inches from the wall which supports the roof.
- 4) The roof shall be surfaced with any of the following:
  - a. Asphalt
  - b. Metal utilizing hidden metal fasteners
  - c. Wood shingles or wood shakes
  - d. Clay, concrete or metal tiles
  - e. Slate
- 5) The exterior sides of all garages, carports and accessory buildings shall be covered with siding made of wood, masonry, concrete, stucco, masonite, vinyl or metal lap. The exterior siding shall extend to the top of the foundation. If the top of the foundation is below grade, the siding shall extend to the ground.

**RR- Rural Residential.** (Section 520-38.H) Garages and other accessory buildings which are located in an RR District shall conform to the following standards:

- 1) The maximum size or number of accessory buildings and garages, including detached and attached garages on the same zoning lot shall be determined as follows:
  - a. 2,016 square feet in aggregate times the acreage and no more than three (3) garages or accessory buildings. (Example: .50 acre lot X 2,016 square feet = 1,008 square feet).
- 2) The maximum height of the sidewall for a detached garage or accessory building shall be 20 feet
- 3) The roof shall have a pitch of at least three inches in height for each foot of width and an eave which extends at least six inches from the wall which supports the roof.
- 4) The roof shall be surfaced with any of the following:
  - a. Asphalt
  - b. Metal
  - c. Wood shingles or wood shakes
  - d. Clay, concrete or metal tiles
  - e. Slate
- 5) The exterior sides of all garages, carports and accessory buildings shall be covered with siding made of wood, masonry, concrete, stucco, masonite, vinyl or metal type siding. The exterior siding shall extend to the top of the foundation. If the top of the foundation is below grade, the siding shall extend to the ground.

**AG-1 - Agriculture & AG-2- Agriculture** (Section 520-39.E) Allowable size is calculated based on the floor area ratio, the floor area ratio is the floor area of all the buildings on that zoning lot divided by the area of such zoning lot. The AG-1 & AG-2 Zoning Districts allows for a maximum floor area ratio of .20. In order to determine the allowable sizes for garages and accessory building the applicant must determine the maximum floor area allowable for the building or buildings (total floor area of both principal and accessory buildings) in direct ratio to the gross area of the zoning lot. 1 acre = 43,560 square feet. (Example: 5 acre lot (217,800 square feet) X .20 = 1 acre (43,560 square feet)). If you have a 5 acre lot you are allowed up to 43,560 total square feet of floor area for all buildings on the property, this includes the house and any accessory uses.

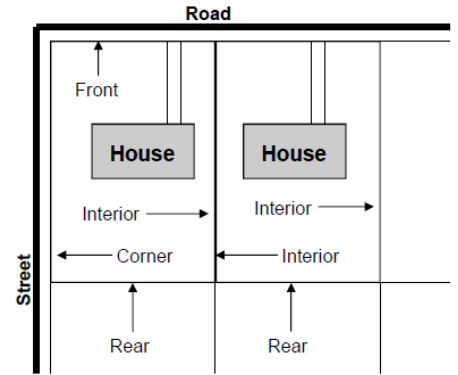
**Other Things to Consider...**

**Yardsheds.** A “yard shed” is an accessory building intended for storage that has no electricity or plumbing and is less than 150 square feet in area. If your building qualifies as a yard shed it qualifies for smaller setbacks than that of a normal garage or accessory building.

**Setbacks.** A setback is the minimum horizontal distance between the front line of a building or structure and the property lot line. All garages and accessory buildings must meet the following established setbacks:

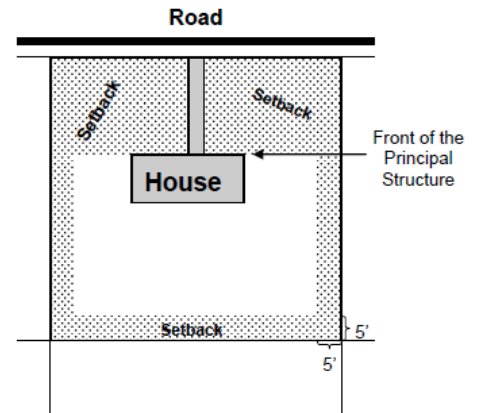
**Garages**

Zoning District	Type of Use	Front Yard	Interior Side	Corner Side	Rear
R1 & R2	Accessory	50'	12'	25'	12'
R4	Accessory	50'	12'	25'	12'
SR	Accessory	75'	20'	30'	25'
RR	Accessory	75'	20'	30'	25'
AG-1 & AG-2	Permitted	75'	20'	30'	25'



**Yard Sheds**

Zoning District	Type of Use	Front Yard	Interior Side	Corner Side	Rear
R1 & R2	Yard Shed	No Closer Than Front of the Principal Structure	5'	25'	5'
SR	Yard Shed	No Closer Than Front of the Principal Structure	5'	30'	5'



**Building Permits.** A building permit is required for any garage or accessory building installed on your property. Building permit applications can be found on the Village of Kronenwetter website, [www.kronenwetter.org](http://www.kronenwetter.org), by clicking the “Building Info & Permits” link on the center of the website and then clicking on “Wisconsin Uniform Building Permit Application”. The administration of all building permits will take place at the Village of Kronenwetter Municipal Center. If you have any question on an existing or proposed permit you can contact Kristen Johnson at 715-693-4200 ext 16 or email [kjohnson@kronenwetter.org](mailto:kjohnson@kronenwetter.org). If you would like to meet with the building inspector about an upcoming project or for specific building code questions please call Scott Tatro at 715-241-2620 or email him at [buildinginspector@kronenwetter.org](mailto:buildinginspector@kronenwetter.org) to schedule an appointment.

The building permit fees for garages and accessory buildings are calculated as follows:

Yard Sheds	\$50
Garages:	
550 sq. ft or less	\$75
Over 550 sq. ft	\$75 plus \$0.15/sq. ft over 550
Agricultural Outbuildings:	
1,000 sq. ft or less	\$75
1,000 to 2,500 sq. ft	\$100
Over 2,500 sq. ft	\$125 plus \$5/100 sq. ft over 2,500

The penalty for beginning a project without a permit is two times the cost of the original permit fee. It is easier and more cost effective to call first to see if your project requires a permit.

**Documents to Submit With Building Permit.** In addition to filling out the applicable information on the “Wisconsin Uniform Building Permit Application” form please also include the following with your submittal:

- 1) Site plan sketch showing the location of the garage or accessory building from any close property boundaries, existing buildings, and any overhead or underground utilities.
- 2) Construction plans, information sheet, or a pamphlet for the garage or accessory building including a footing detail & foundation plan, the floor layout, and materials you will be using for the roof and exterior siding.

**Building Requirements for Garages and Accessory Buildings.** In the Village of Kronenwetter the structural requirements for garages and accessory buildings are regulated by the Village’s General Code, Chapter 218 “Building Construction and Fire Prevention”.

- 1) Siding and roofing materials must match the primary structure on the property as close as possible, with the exception of yard sheds.
- 2) Design. Foundation walls shall be designed and constructed to support the vertical loads of the garage. When built on a foundation wall, the bottom of the footings of unattached garages shall be not less than 18 inches below grade, except that an unattached garage may be built on a five inch thick concrete slab, and constructed to support a minimum live load of 50 pounds per square foot, with a minimum thickened edge of 12” x 12” with ½” reinforcement bars.
- 3) Anchor bolts. Garage slabs shall also be provided with structural steel bolts at least ½” diameter, embedded at least 7 inches into the pour with a maximum spacing of 72 inches and located within 18 inches of wall corners.
- 4) Snow loads. Garage roofs shall be designed and constructed to support a minimum snow load of 40 pounds per square foot. The loads shall be assumed to act vertically over the roof area projected upon a horizontal plane.
- 5) Wind loads. Garages shall be designed and constructed to withstand horizontal and uplift pressure of 20 pounds per square foot acting over the surface area.
- 6) Any garage or accessory building built as an integral part of a house shall have the bottoms of the footings not less than four feet below grade.
- 7) Pole buildings are not allowed in R1, R2, R4, and SR districts.

**Razing.** If part of your project involves removing an existing building, you will need to pick up a building permit to have that building demolished. This permit is called a razing permit and can be applied for at the same time you apply for the permit for the new garage or accessory building, if required for your project. The cost for a razing permit for an accessory building is \$40.

**Covenants.** It’s wise to check your covenants, if you have any, before planning to erect a garage or accessory building as some covenants may limit your options in size and construction materials.

**Tarp Sheds.** The Village is continually dealing with property owners erecting carports and accessory buildings that utilize steel or aluminum poles and canvases and tarps as shelters. The Village of Kronenwetter Zoning Code and Building Code *does not* allow these structures in the Village.



**Questions:**

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Scott Tatro,  
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*Sources:*

- Village of Kronenwetter General Code of Ordinances, Chapter 218, “Building Construction and Fire Prevention”
- Village of Kronenwetter General Code of Ordinances, Chapter 520, “Village Zoning Ordinance”