

**GENERAL 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.)** 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.) LOCATION:**

Detached Garage/Accessory Buildings shall be governed by the following unless otherwise provided for in appropriate zoning codes.

**(a.)** Detached Garage/Accessory Buildings 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 312.08(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.)** Detached 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, twelve hundred (1200) 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.

**(d.)** Wood frame construction, nine hundred (900) square feet; on parcels of 40,000 sq. ft. or more.

**(4.) FOUNDATIONS and FOOTINGS:**

**(a.)** Footings and Foundations for detached private garages and accessory buildings shall be constructed to meet this section.

**(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)3 for size, embedment length, and spacing requirements.

**(5.) FLOOR SURFACE:**

The floor in all Detached 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 floor drains (plumbing permit required, contact Plumbing Inspector – 414-425-0084).

**(6.) CONSTRUCTION:**

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 (Uniform Dwelling Code).

**Snow loads.** Detached Garage/Accessory Building Roofs shall be designed and constructed to support the minimum snow loads listed on the zone map. The loads shall be assumed to act vertically over the roof area projected upon a horizontal plane 30 psf.

**Wind loads.** Detached Garage/Accessory Buildings shall be designed and constructed to withstand either a horizontal and uplift pressure of 20 pounds per square foot acting over the surface area or the wind loads determined in accordance with ASCE 7-05, Minimum Design Loads for Buildings and Other Structures.

**(7.) HEIGHT:**

The maximum building height is limited to 15 feet and not more than one (1) story. The maximum building height shall be measured from grade to the mean height between the eaves and peak of the roof (for ridge, gable, hip or gambrels roof types).

**(8.) BUILDINGSETBACKS:**

Detached Garages/Accessory Buildings (**larger than 150 Sq. Ft.**) shall be located as required by the Unified Development Ordinance. **Contact the Department of City Development/Planning for individual property setbacks at 414-425-4024.**

**(9.) INSPECTIONS:**

**(a.) SLAB** - When forms, gravel, and reinforcing are installed, but prior to pouring concrete. Locate and clearly identify all corner lot markers and mark lot lines that are relevant to the location of the structure.

**(b.) ROUGH/FINAL** - When building framing is complete, but prior to any interior wall finish.

**FEES:**

**Buildings 240 sq. ft. and over:**

**Plan Review \$60.00 due with application**

**Permit fee calculated at \$.28/sq. ft.**

**Occupancy Fee \$50.00**

**Technology Fee (see below)**

**All permits subject to Technology Fee:**

**If permit fee is less than \$100, add tech fee of \$4.00**

**If equal or greater than \$100, add tech fee of \$7.00**

**(over)**

**ACCESSORY BUILDINGS  
OVER 120 SQ. FT. IN AREA  
NOT EXCEEDING 150 SQ. FT. IN AREA**

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 (Uniform Dwelling Code).

The building may be constructed on a wooden floor constructed of decay resistant material and securely ANCHORED in place or on a slab or foundation which must comply with #4 of the general requirements.

**(1.) LOCATION:**

- (a.)** No accessory buildings are allowed on vacant lots.
- (b.)** No construction is allowed within an easement.
- (c.)** No accessory buildings are permitted in the front yard area.
- (d.)** Accessory buildings 150 square feet in area or less may be located a minimum of 5 feet from side property lines. Accessory buildings 150 square feet in area or less the building may be located a minimum of 5 feet from the rear property line.
- (e.)** The building must be located a minimum of 10 feet from any adjacent buildings. If a 5/8" thick "Type X drywall" firewall is used, the building may be no closer than 5 feet from adjacent buildings.
- (f.)** The maximum building height is limited to 15 feet and not more than one (1) story. The maximum building height shall be measured from grade to the mean height between the eaves and peak of the roof (for ridge, gable, hip or gambrels roof types).
- (g.) DOUBLE FRONTAGE LOTS** – Accessory buildings may be located in the rear yard area however it must comply with the required front yard setbacks of the zoning district. Accessory structures may not be placed in the rear or exterior corner side yard on lots with three street frontages.
- (h.)** No part of an accessory building shall be located in a front yard, corner side yard, or any rear yard abutting a street on a corner lot. For a rear yard abutting a street on a corner lot, the setback shall be the required corner side setback of the zoning district, or not any closer to the street than the distance from the street to the principal building to which it is accessory, whichever distance is greater.

**ONLY ONE ACCESSORY BUILDING WILL  
BE ALLOWED AT THE (5) FOOT SETBACK.  
ALL OTHER ACCESSORY BUILDINGS  
SHALL BE LOCATED AS REQUIRED BY  
THE UNIFIED DEVELOPMENT  
ORDINANCE.  
CONTACT THE DEPARTMENT OF CITY  
DEVELOPMENT/PLANNING FOR  
INDIVIDUAL PROPERTY SETBACKS AT  
414-425-4024.**

**FEES:**

**Buildings less than 240 sq. ft.:  
Permit fee calculated at \$.28/sq. ft.  
\$60.00 minimum fee  
Technology Fee (see below)**

**Buildings 240 sq. ft. and over:  
Plan Review \$60.00 due with application  
Permit fee calculated at \$.28/sq. ft.  
Occupancy Fee \$50.00  
Technology Fee (see below)**

**All permits subject to Technology Fee:  
Permit < than \$100/tech fee of \$4.00  
Permit = or > than \$100/tech fee of \$7.00**

**(2.) APPLICATION FOR PERMITS:**

- (a.)** One (1) copy of a survey (**ACTUAL SCALE, NOT ENLARGED OR REDUCED**) showing the location of the Detached Garage/Accessory Building drawn to scale on the survey, the proposed setbacks to the property lines and other buildings on the same property (existing bldgs. must be drawn on survey), and underground utility location. Corner lot stakes will be required to be identified at the location inspection or a new survey will be required.
- (b.)** Three (3) sets of detailed building plans drawn to scale (must be provided) or dimensioned to include side elevation and overhead perimeter elevation, material list of all materials used to construct the proposed building, or brochure and spec. sheets from the manufacturer. Plans or brochure **must** include the required construction information found on the first page of this handout including live, dead, and snow loads.
- (c.)** City of Franklin Building Permit Application (available in the Bldg. Insp. Dept. at City Hall or online at [www.franklinwi.gov](http://www.franklinwi.gov) – (Departments-Building Inspection-Forms and Applications).)
- (d.)** Plan Review Fee if required.

**(3.) INSPECTIONS REQUIRED**

- (a.) LOCATION INSPECTION** - if placing on a wood floor, or slab inspection before pouring concrete (When forms, gravel, and reinforcing are installed, but prior to pouring concrete). **Locate and clearly identify corner lot markers AND mark lot lines relevant to accessory building location. Iron stakes must be visible to inspector. IF CORNER LOT MARKERS CANNOT BE LOCATED, A NEW SURVEY WILL BE REQUIRED.**
- (b.) ROUGH/FINAL** - When building framing is complete prior to any interior wall finish.