

## Detached Garage & Sheds -- One and Two-Family Sites

Garages that are attached to the house are treated as home additions and this information does not apply.

The building inspector will review all garage information and plans to ensure they conform to the City of Port Washington's building and zoning codes.

All setbacks and offsets are measured from your lot line to the structure's foundation or wall. The setback is measured from the front and/or side street. The offset is measured from rear or side lot lines. Overhangs are permitted to encroach 2 feet into the setback and offsets.

Here are some of the issues that the building inspector will look at when evaluating your garage plans:

- The zoning district your home is located in will determine the required setback and offset. In **most** cases the setback will be 25 feet and the offsets will be 6 or 8 feet.
- A garage may not be built on a vacant lot or in the front yard.
- The garage must be at least 10 feet from a house or other fire prevention issues must be complied with.
- Maximum height of a garage is 15 feet
- The maximum size of a garage is determined by several factors. Zoning, lot size, other buildings, and paved surfaces, but in any case the garage must not exceed 720 square feet.
- Maximum size of a shed is 150 square feet.

### Submitting plans

You need to bring the following materials when you apply for a building permit:

- A certified survey of your property for a garage and a site plan drawn to scale for a shed, that shows:
  - All other buildings on the property.
  - The dimensions of all buildings.
  - The number of stories of all buildings.
  - The location of the proposed garage.
- A scope of work or plan for the garage, drawn to scale, that describes:
  - Dimensions of the garage
  - Overall height
  - Type of materials to be used.
  - Type and size of header or laminated beam for the overhead door
  - If trusses are used, specifications from the supplier needs to be provided.
  - Cost of garage

### Associated permits

If you need to demolish an old garage, you may also be required to take out a *demolition permit*. An *electrical permit* is required if you run electrical service to the garage. A licensed electrical contractor must apply for the electrical permit. If the garage is accessed from a street and requires a street approach, a *curb cut permit* and a *driveway permit* would be required.