

Principal Standard Setbacks

Setback is defined as the minimum distance from a particular lot line that a building or other structure may be constructed.

R-1 (Single Family Residential)

Front Yard: 30 ft.
Rear Yard: 40 ft.
Sides Yards: Min. 8 ft. and two side yards must add up to 20 ft.

Corner lots: Any yard adjacent to a street shall not be less than 30 ft.

R-2 (Two Family Residential)

Front Yard: 30 ft.
Rear Yard: 35 ft. (Single – 40 ft.)
Sides Yards: Min. 8 ft. and two side yards must add up to 20 ft.

**IT IS THE HOMEOWNERS
RESPONSIBILITY TO COMPLY WITH
ALL APPLICABLE STATE AND
MUNICIPAL CODES.**

This brochure does not necessarily include all of the regulations that may apply to your project. The property owner is responsible for compliance with all applicable legal requirements. The Village of Mt. Horeb Municipal Code is open to the public and may be viewed at <http://www.mounthorebwi.info>

State of Wisconsin Building codes are available online at <http://www.commerce.state.wi.us/SB/SB>

The Building Inspector's office is located on the second floor in the rear of the Mt. Horeb Municipal Building at 138 E Main St.

The office hours vary. For questions regarding building inspections or to schedule appointments contact:

General Engineering Company
David Geraths, Building Inspector
Cell Phone: 608-697-7776
Office: 608-437-6884 ext 116

<http://www.mounthorebwi.info>

Municipal Code:

<https://library.municode.com/index.aspx?clientId=12560>

Accessory Buildings (Sheds, Detached Garages)

Residential Permit Information

VILLAGE OF MOUNT HOREB



Building and Zoning Department

**138 East Main Street
Mount Horeb, WI 53572
Phone: 608-437-6884
Fax: 608-437-3190**

Municipal Codes for Accessory Buildings

A permit is required for accessory buildings that exceed 100 sq.ft. (10x10). *For accessory buildings less than 100 sq.ft. no permit is needed but structure must comply with all applicable codes setbacks.*

No more than two accessory buildings are allowed in an R-1 or R-2 residential district. No accessory building shall be constructed, erected or placed on the lot before the construction of the principal structure.

Height and Size:

Maximum height for the first detached accessory structure is 15' and may not exceed 864 sq.ft. of floor area (24x36 max).

Maximum height for the second detached accessory is 12'-6" and may not exceed 150 sq.ft. of the floor area.

Height is measured from grade to the midpoint of eaves and peak.

Accessory buildings and uses shall not occupy more than 30% of the required rear yard. (In calculating the total coverage % for a parcel do not include patios, unenclosed porches or decks, swimming pools or tennis courts.)

Principal setback x width of yard = required rear yard

required rear yard x 30% = sq.ft.
accessory and uses may not exceed

All lots are required to have 60% greenspace; may not exceed max impervious surface of 40%. Zero lot line properties may not exceed 65% max. impervious surface.

Location:

Accessory buildings in residential districts may be erected only in the **rear yard** and may not encroach upon any easements.

Detached accessory buildings must be 5 ft. from property lines and 10 ft. from an alley. (Old Village Area - 3 ft. minimum distance from side lot line). If accessory is mounted on skids it may not be less than 3 ft. from a lot line.

Attached accessory buildings cannot extend into the required setbacks. (See setback information on back)

Any structure closer than 10 ft. to living space which is used for storing gasoline or gasoline engines must have fire separation.

Other Information:

Multi-level deck which is not at the same level as that part thereof which is attached to the principal structure and which is less than 24" above grade (ground) shall be considered an accessory structure.

Applicant is responsible for checking for any subdivision covenants or deed restrictions.

Submit:

- ◆ Completed Building Permit Application
- ◆ Garage Section Form (if applicable)
- ◆ 2 sets of Construction Plans (1 reduced) including detailed site plan

Site Plan:

- All property lines with dimensions
- Location of existing and proposed buildings and distance from property lines

Submit all to the Building Inspection Dept. at the address listed on the back.

Inspections:

The homeowner is responsible for scheduling all required inspections.

- Footing Inspection (if applicable)
- Rough framing, electrical, plumbing, HVAC (if applicable and prior to any interior finishing).
- Final Inspection (If no interior finish is planned, the rough inspection is considered the final.)

Permit Fees:

The permit cost is \$35.00 to \$95.00 (\$30 for additional inspections if required)

Checks should be made payable to the Village of Mt. Horeb.

DIGGERS HOTLINE
APPLICANT SHALL NOTIFY DIGGER'S
HOTLINE PRIOR TO EXCAVATING
(1-800-242-8511)