

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)

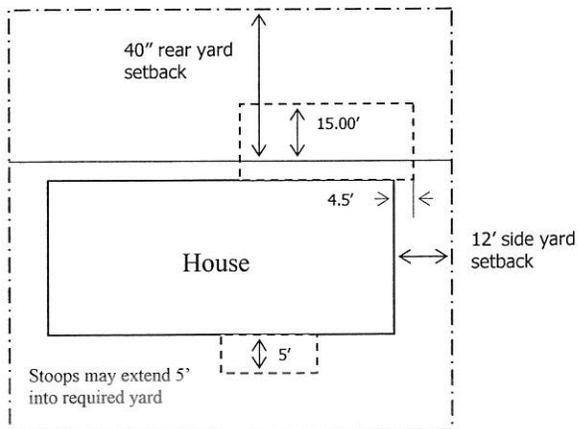
Front Yard: 30 ft.

Rear Yard: 35 ft. (Single – 40 ft.)

Sides Yards: Min. 8 ft. and two side yards must add up to 20 ft.

EXAMPLE

40ft(37.5%) = 15.00' distance deck may extend into rear yard setback
12ft(37.5%) = 4.5' distance deck may extend into side yard setback
8ft(37.5%) = 3.0' distance deck may extend into side yard setback



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:

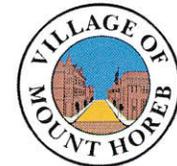
<https://library.municode.com/index.aspx?clientId=12560>

Decks/Stoops (uncovered)

Residential Permit Information

(For covered or screened decks or porches see room additions)

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 Uncovered Decks

- ◆ Only decks open and without an attached roof may extend into the setback of the yard. *Covered or screened porches or decks are considered room additions and are not allowed in the setback.*

Setbacks

Uncovered decks attached to the principal structure may extend into the required side and/or rear yard a distance no greater than 37.5% of the required setback. *(see back)*

- ◆ The total area of any deck may not exceed 25% of the required yard into which the deck extends.

Setback(width of lot) = required yard

Required yard(25%) = square footage the deck cannot exceed

- ◆ All R-1 and R-2 lots are required to have 60% greenspace (Max impervious surface 40%). R-2(zero lot line) max impervious surface is 65%.

Lot Area _____sq. ft.

Lot Coverage _____sq. ft.

(house, decks, driveways, garage, sheds)

Percent of lot coverage: _____

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 shall be considered an *accessory structure*.

Detached Decks shall comply with all applicable codes for accessory structures.

Stoops (front yard) may extend 5 feet into the required yard.

Concrete Patios do not require a permit. All poured concrete must be kept a minimum of 5 ft. from any property line.

Construction

All construction must be designed to support required live and dead loads. Required footing depth is 42" to bottom of footing if attached to primary structure

Handrails and guardrails are required if deck is over 24" from grade or more than 3 risers.

- Minimum height for guardrails is 36" with a maximum 4" clear opening in any direction

Stairs

- Minimum tread width is 9"
- Maximum riser height is 8" with a maximum 4" clear opening
- Minimum landing width is 36"
- Handrail height is 30" to 38" and must be graspable.

Inspections

The homeowner is responsible for scheduling all required inspections.

- Footing Inspection (if applicable)
- Rough framing and electrical (if applicable)
- Final Inspection

Permit Fee

The permit cost is \$65.00 (\$30 for additional inspections if required)

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

Submit

- ◆ Completed Building Permit Application
- ◆ Site Plan (see example on back)
 - All property lines with dimensions
 - Location of all buildings and distance from property lines
 - Existing and/or proposed deck
- ◆ Construction Drawing (2 sets)
 - Show deck size, height above grade
 - post locations
 - Stairs with height
 - Check for any subdivision covenants or deed restrictions on your property

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

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 the Village Administration Office or the Mt Horeb Public Library. State of Wisconsin Building codes are available online at:
<http://www.commerce.state.wi.us/SB/SB-HomePage.html>

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