

## Principal Standard Setbacks

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

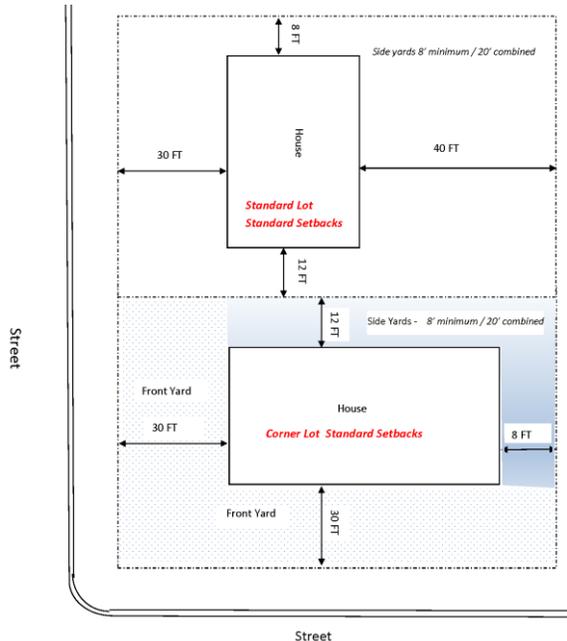
### **R-1** (Single Family Residential)

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

### **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.

**Corner lots: Are defined as having 2 front yards and 2 side yards.** Any yard adjacent to a street shall not be less than 30 ft.



The Building Inspector's office is located on the first 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 2116

<http://www.mounthorebwi.info>

Municipal Code:

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

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

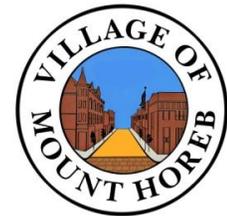
This brochure does not necessarily include all of the regulations that may apply to your project. The property owner is responsible for compliance with all applicable legal requirements. The Village of Mt. Horeb Municipal Code is open to the public and may be viewed at <http://www.mounthorebwi.info>

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

## **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 ext 2116  
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 required 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 or placed on the lot before the construction of the principal structure. Accessory buildings shall **not** be occupied as a dwelling unit.

### **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). *Excess of 15' in height requires an approved Conditional Use Permit. The accessory will not be allowed to exceed the elevation of the principal structure. (Ord 2018-08 / Ord 2018-11)*

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:**

**Standard lots** - Accessory buildings may be built or placed only in the rear yard.

**Corner lots** – Accessory buildings may be built or placed only in the side yard and at the same setback as the principal structure (Ord 2018-08). *Front yard accessory buildings require an approved Conditional Use Permit (Ord. 2019-03).*

Accessory buildings may not encroach upon any easements.

**Detached** accessory buildings must be 5 ft. from property lines and 10 ft. from an alley. *Note: For the Old Village Area accessory is permitted 3 ft. 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.

### ***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:** *See Fee Sheet*

<http://www.mounthorebwi.info>

*Departments: Building*

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