



City of Oconomowoc
174 E. Wisconsin Avenue, Oconomowoc, WI
www.oconomowoc-wi.gov

City Planning | 262.569.2166
Building Inspection | 262.490.8200
Department of Public Works | 262.569.2189

Accessory Structures

Definition: An accessory structure is defined as a building detached from a principal building located on the same lot and customarily incidental and subordinate to the principal building or use. Accessory structures most commonly include detached garages and garden utility sheds, but may also include detached decks or detached gazebos. Accessory structures may be located in the rear or side yard of the property.

Size Limitation: There is no limit on the number of accessory structures that may be located on a residential property, but the maximum size of any accessory building shall be 1,000 square feet. The combined square footage of all detached accessory buildings shall not exceed 1,000 square feet of gross building area, or 55% of the area calculated by multiplying the width at the principal rear yard setback times the required rear yard setback (whichever is less).

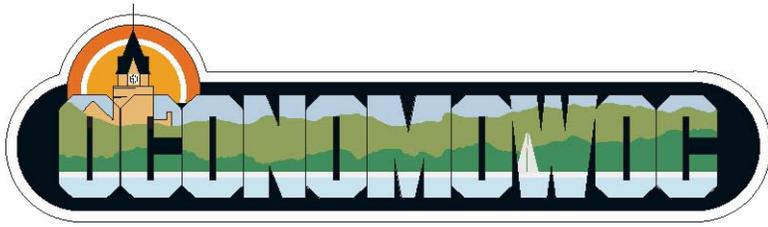
Calculating Maximum Area: The calculation to determine the maximum square feet of all accessory structures is lot width at the rear yard setback line times the required rear yard setback (20 feet) times 55%. For example:

1. On an 100-foot lot, the calculation would be $100' \times 20' \times 55\% = 1,100$ sq. ft. Of 1,100 and 1,000, the 1,000 is the lesser number. Accordingly, an aggregate of 1,000 square feet in accessory structures would be permitted.
2. On a 60-foot lot, the calculation would be $60' \times 20' \times 55\% = 660$ sq. ft. Of 660 and 1,000, the 660 is the lesser number. Accordingly, an aggregate of 660 square feet in accessory structures would be permitted.

Setbacks: Detached accessory structures must be located a minimum of three (3) feet from a side lot line and a minimum of five (5) feet from a rear lot line. Accessory structures must be located at least ten (10) feet from a principal structure. If special building provisions are made, such as constructing a fire wall, the Building Inspector may allow a reduction in the separation, but not less than five (5) feet measured to the foundation/wall.

Height: An accessory structure may not exceed fifteen (15) feet in height. Height is defined as the vertical distance from: (1) the average elevation of the adjoining ground level or (2) the established grade, whichever is lower to the top of the cornice of a flat roof, to the deck line of a mansard roof, to other arch type roof, to the mean distance between the gable peak and the roof sill of the highest gable on a gable, gambrel, or hip pitched or hip roof [see diagram on back].

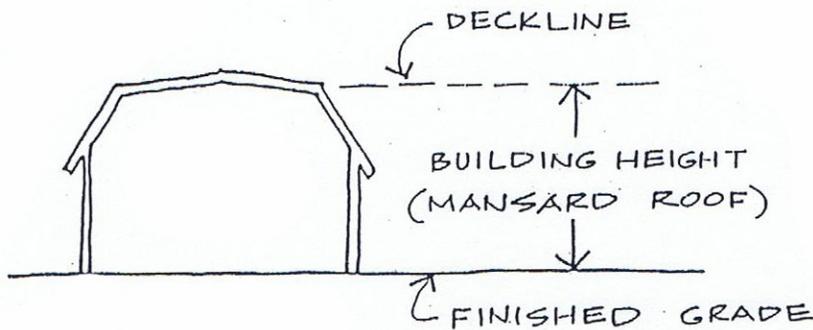
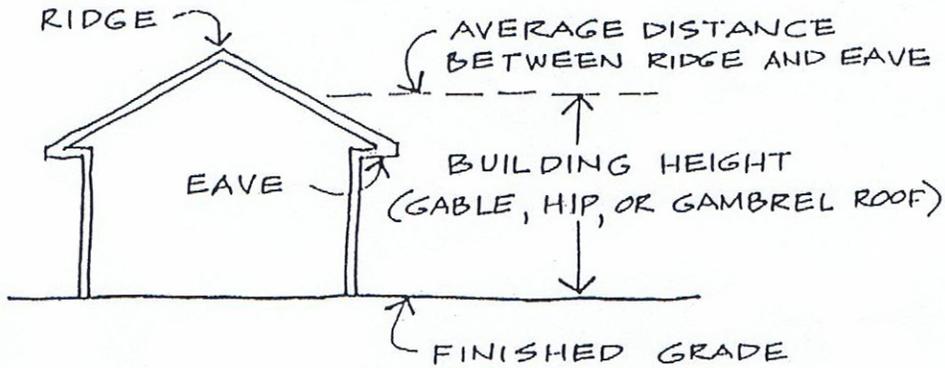
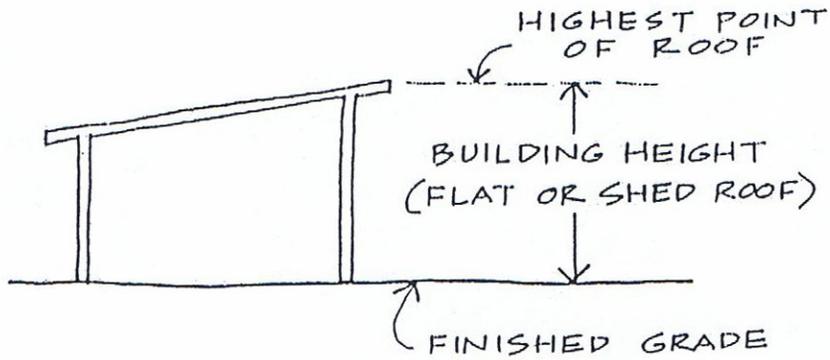
Building Permit: Before accessory structure construction begins, the property owner shall obtain a building permit from the Building Inspector. A standard building permit application with a site plan drawn to scale must be prepared. The site plan must show abutting streets, lot lines and their dimensions, existing building and their dimensions, the proposed garage or shed and its dimensions, and all existing and proposed setbacks. A drawing or picture of the proposed structure indicating its height shall also be provided. The Building Inspector may require structural plans for the proposed accessory structure.



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BUILDING HEIGHT