

City of Oconomowoc  
174 E. Wisconsin Avenue, Oconomowoc, WI  
[www.oconomowoc-wi.gov](http://www.oconomowoc-wi.gov)

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

## Accessory Structures

§17.110(1)-(2) of the City Zoning Ordinance

**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. Accessory structures may be located in the rear or side yard of the property.

**Size Limitation:** The maximum footprint size of any accessory building shall not exceed 1000 square feet. The combined square footage of detached garages, carports, utility sheds, and other detached accessory buildings shall not exceed 720 SF for lots with a lot width of 66' or less, measured at the required front building setback line, and shall not exceed 1000 SF for lots with a lot width greater than 66', measured at the required front building setback line.

**Number:** The maximum number of detached accessory buildings shall not exceed two (2) per lot in residential districts. The number of accessory buildings on a non-residentially zoned lot is subject to review and approval of the City Plan Commission.

**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. The building setback is measured from the building foundation to the closest point of the nearest lot line. Note that all cornices, overhangs, eaves, gutters, chimneys, headers, sills, pilasters, lintels, ornamental features and similar architectural features shall maintain a minimum of 3' setback from all property lines.

**Separation:** 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 eighteen (18) feet in height. Height for accessory buildings is defined as the vertical distance from the elevation of the adjoining ground level to the top of the cornice of a flat roof, or the highest point of the peak on a gable, gambrel, mansard, arch type, hip or pitched roof.

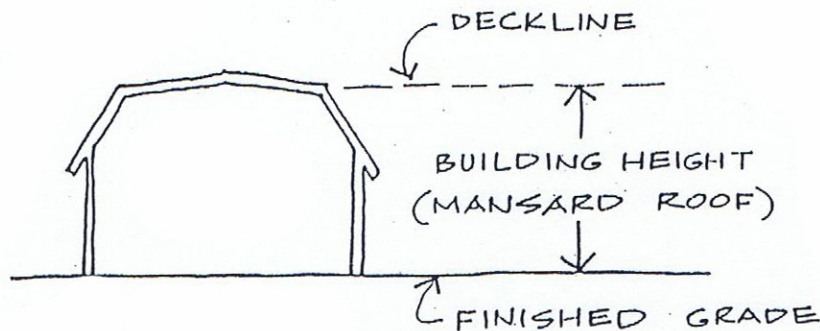
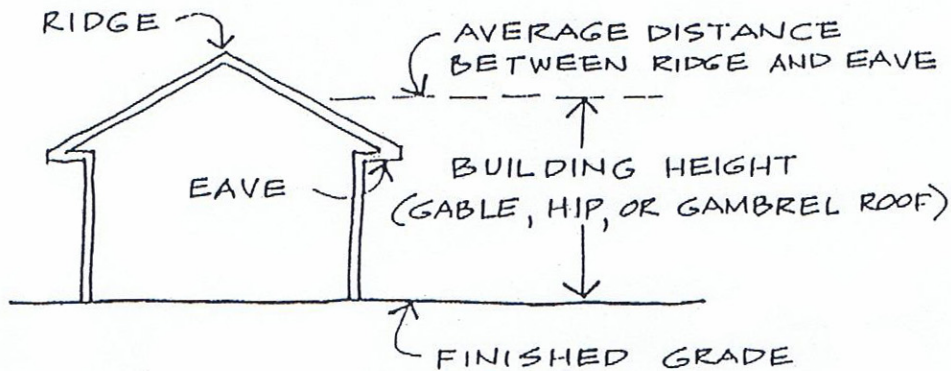
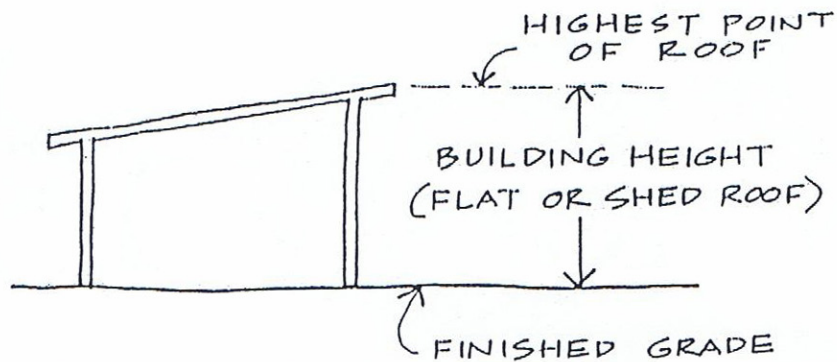
**Building Permit:** Before accessory structure construction begins, the property owner shall obtain a building permit from the Building Inspector. A standard building permit application with a site plan drawn to scale must be prepared. The site plan must show abutting streets, lot lines and their dimensions, 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