

Follow these 7 steps...

1 Find out if your proposed garage/shed meets the size and placement requirements.

VILLAGE OF FOX CROSSING ZONING:

Size

The Village Zoning Ordinance sets the maximum square footage of accessory structures you may have. It is based on the zoning of your property and the size of your lot.

For R-1 zoning: Total floor area for accessory structures in an R-1 residential district with a lot size of 12,000 square feet or less shall not exceed 1,500 square feet. Total floor area for accessory structure in an R-1 residential district with a lot size greater than 12,000 square feet shall not exceed 1,500 square feet plus 1% of the lot area in excess of 12,000 square feet.

For R-2 zoning: Total floor area for accessory structure in an R-2 residential district shall not exceed 1,200 square feet, except where the lot size exceeds 9,000 square feet, the total accessory square footage may be increased by 1% of the lot area in excess of 9,000 square feet.

For example, if you own a property in R-2 zoning, and your lot is 14,000 sq. ft., you are allowed a total accessory structure floor area of 1,250 sq. ft. If you have an existing garage of 576 sq. ft., the maximum you would be allowed to construct would be 674 sq. ft. (1250 – 576 = 674).

Maximum height your garage/shed can be is 18 feet, measured from grade to a point midway between the eave and the top of the roof.

Placement

Detached garages & sheds must be a minimum of 10 feet from your house and any other structures on the property.

Detached garages & sheds must be at least 3 feet from the rear and side property line of your yard, and

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at least 30 feet from the front property line. For corner lots, setbacks are 15' and 30' from property lines.

Shed Vs Garage Clarifications:

Anything less than 299 square feet no matter the door is considered a shed. **These sizes do not require a Slab**

Anything from 300 square feet – 399 square feet is considered a shed. **We require a 4" Slab Minimum (No Grade Beam Necessary)**

Anything 400 square feet or more will be considered a Garage no matter the door. **(Garages are Required to be constructed on a Slab + Grade Beam)**

For all zoning districts:

Detached garages/sheds may not be placed within any easements (drainage, public utility, etc.).

Show your site plan to the Village staff to find out if your proposed location will work, as well as whether your proposed size will meet requirements.

2 Obtain a permit application. You need a permit to build any garage/shed. Pick up your application form at the Building office, or download a blank form from our website (www.foxcrossingwi.gov).

3 Turn in your completed application and required site plan at the Building office. You will need to draw an 8-1/2" x 11" drawing showing the garage, its dimensions, and the distances from all property lines and the distances from all other structures.

*****Include elevation drawings also.**

4 Wait for staff to review your plans. For simple projects your plans can be reviewed and a

permit issued upon receipt. More complex projects may take longer.

5 Pay the fee and receive your permit. The Village charges for building permits to cover the cost of plan review and inspections. Staff will calculate your project's exact fee once they have approved your plans. A fee schedule is available either at the Building Office or on our website.

If the proposed garage has any new electrical work, HVAC work, or plumbing work, each would require separate permits. We recommend that if you are having a contractor perform the work that they take out the permit themselves. However, homeowners who occupy their home may take out their own electrical, HVAC or plumbing permits. Homeowners taking out permits for contractors must sign a cautionary statement.

6 Start the work that the permit was issued for. Be sure to display the permit where it can be seen from the street for the duration of construction.

7 Call for inspections. When your permit is issued, you will need to contact the Building office at 720-7104 to request the required inspections. Typical required inspections for detached garages:

- Slab, prior to pouring
- Final Inspection

It is your responsibility to schedule all required inspections during and after construction.

If any work does not pass inspection, it must be corrected and re-inspected.

***Disclaimer** – All lots can vary in characteristics; it is always best to call prior to starting any project in the Village, to ensure compliance on all local, state and national codes.

Boat Houses

Boat houses are considered accessory structures and must follow the accessory structure limitations as set forth in the Village Zoning Ordinance. Residential lots are limited to two (2) detached structures, and the square footage limitations.

Setbacks are similar to detached garages with the exception of the rear setback. Boat houses are allowed to go up to the Ordinary High Water Mark, (OHWM) as delineated by Village staff.

Boat houses must also be constructed to FEMA floodplain regulations when constructed within floodplain.

Boathouses must be built to the current code year adopted, and inspected as required in SPS 320.10.

Special Standards

- The use of the boathouse is limited to the storage of watercraft and related equipment.
- No more than one boathouse is allowed per parcel of land.
- A boathouse must have a garage-type door at least 7' wide for primary access of watercraft on the water side of the boat house.
- A boathouse must be built on a continuous perimeter foundation that extends below the frost line or on a concrete slab with grade beam.

Prohibited Uses

- Human habitation
- Sanitary facilities
- Decks and/or screened in areas

**A zoning permit is required for the construction of a boathouse.*

**Wetland limitations apply*

Still have questions?

Call the Building office at (920) 720-7104 for help.

For more information:

Community Development Department
Building Inspections 920-720-7104
Community Development 920-720-7105
Department Fax 920-720-7116

Website:

<http://www.foxcrossingwi.gov/CDWeb/Building/Bldg.htm>

Email:

inspections@foxcrossingwi.gov

Mailing address:

Village of Fox Crossing
Building Inspections
2000 Municipal Dr.
Neenah, WI 54956

Building Inspectors Hours
8:00A.M.-10:00A.M.
1:00P.M.-2:00P.M.
Or by appointment

Accessory Structures

(Detached Garages, Sheds & Boat Houses)

