

**You must submit plans for your accessory structure to the Village of Saukville to ensure they conform to Saukville building and zoning codes and to determine if a permit is required.**

If a permit is required you must complete an application for your new or replacement accessory structure before a building permit can be issued. Additionally, garages and carports must be approved by the appropriate Village reviewing body prior to permit issuance.

**Plan evaluation**

Here are some of the criteria employed by the Village of Saukville when evaluating an accessory structure proposal:

- ✓ The following may be allowed with a permit in any district not in floodland areas, and located subject to the yard requirements in the zoning ordinance:
  - Detached garages not to exceed 800 square feet.
  - Attached or detached carports and decks.
  - Garden or utility sheds and greenhouses permanently fixed or anchored to the ground.
- ✓ Pergolas, gazebos, arbors, and other incidental structures may require a permit if they are attached to a principal structure or carry an imposed load. Please check with the Village of Saukville.
- ✓ Other than a garage or carport, no single accessory structure shall exceed 144 square feet in area.

- ✓ No accessory structure shall exceed 15 feet in height.
- ✓ No accessory structure overhang or component shall be located closer than three (3) feet to any lot line. Other setback requirements shall be determined by the zoning ordinance.
- ✓ Exterior finish must be compatible with the exterior finish of the principal structure.
- ✓ All accessory structures combined shall occupy not more than 20 percent of the rear yard area.
- ✓ Portable accessory structures, such as small modular garden or utility sheds not fixed or anchored, are allowed in any district including floodland areas without a permit subject to the limitations set forth above and the concurrence of the Village of Saukville regarding portability.
- ✓ Sheds and garages may be as close as 5 feet from a house when its interior surfaces are covered with one-hour, fire resistant drywall. Otherwise, spacing must be at least 10 feet from any principal structure.
- ✓ Non-portable sheds must be built on either a hard surface or employ an appropriate, code-compliant footing system. Approved hard surfaces include concrete at least 3 inches thick, 2 inches of macadam laid on 3 inches of gravel, patio block laid on 3 inches of gravel, or pavers installed on a prepared and tamped subsurface. Structures carrying and imposed load

and/or attached to the principal structure must employ a code-compliant footing system.

**Submitting plans**

You will need to bring the following materials with you to Saukville Village Hall for approval:

- A certified survey of your property that shows where the structure will be located, OR a scale drawing or site plan that shows your property and where the structure will be located. The drawing should also show the size and location of any existing structures.
- A scope of work, or plan for the shed or other accessory structure, drawn to scale, that describes:
  - ✓ The dimensions and the overall height.
  - ✓ The foundation or pad on which the structure will be built.
  - ✓ Whether the structure is a purchased kit or is going to be custom built. If it is a kit, please provide copies of any information you receive. If it is custom built, provide a diagram showing wall framing, roof framing, etc.
  - ✓ Cost of the structure.

**Structures other than decks, detached garages, and carports larger than 144 square feet in area or exceeding 15 feet in height are prohibited.**

### **Associated permits**

If you need to demolish an old structure that originally required a permit, you will also be required to take out a demolition or raze permit. An electrical permit is required if you run electrical service to the shed or structure.

### **POOLS:**

A building permit shall be required for all private swimming pools.

Private swimming pools are permitted accessory uses in the **rear yard** in any district except the C-1 Conservancy District, the FWO Floodway Overlay District, or the FFO Floodplain Fringe Overlay District, provided that:

- ✓ All in-ground swimming pools shall be surrounded by a fence not less than five feet, or more than six feet in height to prevent unguarded entry to the pool.
- ✓ All above-ground swimming pools shall be surrounded by a fence or otherwise protected to prevent unguarded entry to the pool.
- ✓ Access to swimming pools shall be controlled. Access to in-ground swimming pools shall be controlled by a self-latching gate, and all such gates shall be kept securely closed and locked at all times when the owner is not present at the pool. For an above-

ground swimming pool, a tip-up ladder may be provided in lieu of a gate.

- ✓ Swimming pools shall not be constructed directly under or over electric transmission lines. All electrical connections to a swimming pool shall be properly grounded so that no electrical current can be discharged into any part of the swimming pool or the surrounding fence.
- ✓ No water drained from a swimming pool shall be discharged onto adjacent properties without written consent on the owner, or onto or into any on-site private sewage system, or directly into a navigable body of water.
- ✓ No lighting installed around swimming pools shall throw any direct rays onto adjacent properties.
- ✓ No private swimming pool shall be located closer than six feet to a lot line.

# **VILLAGE of SAUKVILLE**



## **ACCESSORY STRUCTURES**

**GARAGES**

**SHEDS**

**POOLS**