ACCESSORY BUILDING REGULATIONS

Minimum Setbacks for Accessory Buildings

7.5' to all property lines*
5' to septic tank
10' to septic drainfield
75' to ordinary high water mark of navigable waters**
100' to ordinary high water mark of trout waters
Road setbacks:
- Township Road** 63' to Centerline (30' edge of ROW)
- County Road** 75' to Centerline (42' edge of ROW)
- State Road 110' to Centerline (50' edge of ROW)

*setback on commercial property may vary, contact Zoning.

**average setbacks may apply if adjoining lots have principal structures that are closer, Zoning field visit required for determination.

PERMIT CHECKLIST

☐ Site Plan
☐ Elevation Drawings
☐ Zoning Permit
☐ Affidavit (if applicable)

Additional Restrictions

Accessory buildings cannot be used for lounging cooking, eating, sleeping or other forms of human habitation.

Accessory buildings constructed prior to establishment of a residence are:
- required to submit site plan/elevation drawings
- required to execute accessory affidavit
- limited to one story

Accessory buildings on all residentially zoned property are limited to one story and 18' in height.

Agricultural buildings may be exempted from the one story if used for: “dairying grazing and livestock and poultry raising, field crops, nurseries, forestry, greenhouses, orchards and wild crop harvesting, beekeeping, truck farming, horticulture, viticulture, and the growing and sales of Christmas trees farm markets and sale of other agricultural and silvicultural products, provided these products are grown as part of the agricultural operation.

SITE PLAN

(refer to sample drawings on reverse side)
**Refer to Sample drawings on Reverse Side**

FRONT ELEVATION

REAR ELEVATION

SIDE VIEW (1)

SIDE VIEW (2)
AFFIDAVIT
Accessory building

This indenture, made by ___________________________ and their successors in interest hereinafter, called "owner", own the following described parcel(s) of land in the State of Wisconsin:
(provide legal description or location of property):

The following are all of the people, firms and corporations having an interest in the property described above. Such interested parties hereby enter into this covenant and affidavit:

_________________________________________________________________

Parcel Identification Number (PIN)

The parties holding a security interest in the property described in paragraph 1 above, have been notified of this covenant by the undersigned.

This affidavit and covenant is given by the undersigned as owner and interested party in the property in order to obtain a Zoning permit from the Waukesha County Zoning Office for the purpose of constructing an accessory building on the described property in accordance with the provisions of the Waukesha County Zoning Code.

As a condition of such request for a Zoning permit to construct an accessory building, I, as the owner, hereby certify and agree that such accessory building will be used for personal storage only. Such accessory building will not be used for lounging, cooking, eating, sleeping or as a habitable building or living purposes at any time, whether on a permanent, occasional, or weekend basis, by me or any grantees, successors or assigns of me with regard to this property.

I further understand and agree, as a condition of the granting of such Zoning permit for an accessory building, that if such accessory building is used by me, my grantees, successors, heirs or assign of the property as a habitable building or for living purposes on a permanent, occasional, or weekend basis at any time, the Zoning permit issued by the Waukesha County Zoning Department shall be deemed null and void and such conduct shall be considered in violation of the Waukesha County Zoning Code.

This Affidavit and Restrictive Covenant running with the land is given by the undersigned as owner of the above described property and shall be recorded in the Register of Deeds for Waukesha County and shall be considered a restrictive covenant running with the land described herein and shall inure to the benefit of Waukesha County, all abutting and contiguous properties to that of the subject property, as well as the residents of Waukesha County.

I understand that this document is required by the Waukesha County Code in conjunction with issuance of a Zoning permit for an accessory building on vacant lands, and/or for the construction of an accessory building exceeding one story in height.

Owner:
Print Name(s)
Signature(s)
THIS INSTRUMENT DRAFTED BY: ZONING OFFICE

Subscribed and sworn to before me on ______ day of ________, 20___.

_________________________________________________________________

Notary Public
My commission expires: