

VILLAGE OF PLOVER GENERAL PERMIT REQUIREMENTS FOR STRUCTURES ACCESSORY TO ONE & TWO FAMILY HOUSES, SUCH AS DETACHED BUILDINGS, GARAGES & SHEDS.

ZONING REQUIREMENTS

550-43. General Standards

- A. Street frontage required. Except as otherwise permitted in this chapter, no lot shall contain any building used in whole or in part for residential purposes unless such lot abuts for at least 60 feet on at least one street.
- B. Accessory buildings. [amended by Ord. No. 22-97; Ord. No. 21-01; Ord. No. 9-03; Ord. No. 14-03; Ord. No. 13-04].
- (1) No accessory buildings(s) shall occupy more than 30% of the area of the rear yard.
 - (2) No more than two accessory buildings shall be permitted unless approved by the Village Board.
 - (3) An accessory building(s) is not permitted in the front yard or street yard unless a conditional use is approved.
 - (4) Size and setback.
 - (a) No accessory(s) shall be more than one story.
 - (b) No accessory building shall exceed side wall height of nine feet or a building height of 15 feet unless a conditional use is approved.
 - (c) When an accessory building is 16 feet or less in width and length, then the side yard and minimum setback shall be six feet from all property lines and 10 feet from an alley.
 - (d) When accessory building(s) is greater than 16 feet in width or length, then the side yard and minimum rear yard setbacks shall be the same as the main building.
 - (e) Accessory building(s) shall not be more than 40 feet in width or length in the R-1, R-2, R-3, R-4 and R-5 Zoning districts unless a conditional use is approved.
 - (f) The total square footage of all accessory buildings shall not exceed 900 square feet in the R-1, R-2, R-3, R-4 and R-5 Zoning Districts unless a conditional use is approved.
- C. Corner lots. The setback requirements shall be observed on each street side of a corner lot; provided, however, that the buildable width of a lot shall not be reduced to less than 50 feet.
- D. Required yard area or setback. The yard or setback requirements stipulated elsewhere in this chapter may be modified as follows: [Amended by Ord. No. 3-00].
- (1) Covered, unenclosed landing or stairs for residential structures may project into the street yard setback not to exceed six feet in any direction.
 - (2) Uncovered stairs, landings, handicap ramps, and fire escapes may project into any yard not to exceed six feet and not closer than three feet to any property line.
 - (3) Architectural projections, such as chimneys, flues, sills, eaves, and belt courses, may project into any required yard, but such projection shall not exceed two feet.
 - (4) Zero lot line development as approved by the Village.
 - (5) When the street setback of any lot or parcel abutting on a street shown as a proposed future street on the Village Official map, the setbacks for a building or structure, parking or other improvements with required setbacks shall be measured from the proposed right-of-way if different from the existing right-of-way line. [amended by Ord. No. 20-00].
- ▶ Setbacks are measured from the lot line not the blacktop. It is the owner's responsibility to locate the lot survey stakes, mark the lot lines and mark where the proposed building is to be located on the lot so the building inspector can verify that proper setbacks are maintained.
 - ▶ When required, submit the completed Conditional Use form with proper fee to Community Development Manager. At this point it will be put on the Plan Commission meeting agenda and a Public Hearing will be scheduled.
 - ▶ An accessory building is allowed on a vacant lot if the adjacent lot is under the same ownership and has a principal building (house) present.
 - ▶ Uncovered stairs, landings, handicap ramps and fire escapes may project into any yard not to exceed six feet and not closer than three feet to any property line.
 - ▶ Architectural projections such as chimney, flues, sills and eaves may project into any required yard but such projection shall not exceed two feet.
 - ▶ A permanent second driveway, if from the street to the garage, shall be approved by the Public Works Department 345-5257 before a permit will be issued.

CONSTRUCTION REQUIREMENTS

Private garages and accessory buildings larger than 16' in length or width shall be built in accordance with the Wisconsin Uniform Dwelling Code as follows:

1. SPS 321.203(1) Garage floors shall be constructed of concrete or other noncombustible materials which are impermeable to petroleum products. Slab-on-grade concrete garage floors shall be at least 4 inches thick and placed over at least 4 inches of granular fill.
2. SPS 321.203(2) The garage floor shall slope toward the main exterior garage opening or toward an interior drain. If a floor drain is installed it may be allowed to drain to the ground surface but must discharge thru an approved catch basin per Comm 82.34(4)(b) Plumbing Code.
3. SPS 321.10(2)(g) & (h) Bottom plates of load bearing walls on slab floors and bottom plates of garage walls that rest on concrete or masonry and are within 8 inches of exterior grade shall be pressure treated or naturally decay resistant.
4. SPS 321.15(3)SOIL-BEARING CAPACITY. No footing or foundation shall be placed on soil with a bearing capacity of less than 2,000 pounds per square foot unless the footing or foundation has been designed through structural analysis. The soil-bearing values of common soils may be determined through soil identification .
5. SPS 321.16 **Frost Protection.** (1) GENERAL. (a) Except as allowed under sub. (2), footings and foundation, including those for ramps and stoops, shall be placed below the frost penetration level or at least 48 inches below adjacent grade, whichever is deeper. (b) Footings may not be placed on frozen material. (2) EXCEPTIONS. (a) Frost protected shallow foundations shall be designed in accordance with ASCE-32 as adopted in Table SPS320.24-5.
6. SPS 321.02(1)(c) Buildings shall be designed and constructed to withstand a horizontal and uplift pressure of 20 pounds per square foot acting over the surface area. Typically this means the building needs to be anchored down.
7. SPS 321.23(1) All walls shall support all superimposed vertical dead loads and live loads from floors and roofs.
8. SPS 321.27 Roof and roof/ceiling assemblies shall support all dead loads plus the minimum live loads under par. (c) and SPS 321.02.
9. Provide a dimensioned simple drawing of the above items showing doors, windows and a description of the building components to be used.

HEATING REQUIREMENTS

1. SPS 323.04 All heat-producing appliances shall be listed for such installations by a testing agency acceptable to the department.
2. SPS 323.04(6) Appliances installed in garages shall have burners and burner ignition devices located at least 18" above the floor and shall be protected or located so the furnace is not subject to damage from a vehicle.
3. SPS 323.04(2) The use of un-vented furnaces and space heaters fueled by natural gas, kerosene, alcohol or other fuel shall be prohibited due to concerns about oxygen depletion; contamination from carbon monoxide, carbon dioxide, nitrogen dioxide, formaldehyde and other combustion related contaminants; and water vapor buildups.
4. SPS 323.045(2)(b) Solid-fuel burning appliances may not be installed in a garage unless listed for that application.

INSULATION REQUIREMENTS

1. If any type of space heating appliance is installed, even wood burning, then the building shall be insulated to meet the energy requirement of the Uniform Dwelling Code.

ELECTRICAL REQUIREMENTS

1. Electrical feeder panels shall comply with code and have two 5/8" ground rods installed a minimum of 6' apart with un-spliced # 4 copper ground wire.
2. All outlets are to be GFCI protected except single outlets dedicated to a specific use.
3. An electrical disconnect is required at the service wire entrance to the building that will shut off all power to the building.
4. If the building is to have only one 110 volt circuit, it is acceptable to run UF underground wire from the house to the garage but the wire must have separate neutral and ground conductors, such as # 12-2 with ground or # 10-2 with ground. In this case the ground rods may be deleted but the disconnect is still required where the service wire enters the building.