



AN ORDINANCE: By the Neenah Public and Services Committee
Re: Amending Neenah Municipal Code Section 21-34 of the Building Code relating to garages.

ORDINANCE NO. 2020-20
Introduced: 11/24/2020
Committee/Commission Action:
Recommended for Passage

AN ORDINANCE

The Common Council of the City of Neenah, Wisconsin, do ordain as follows:

Section 1. That Neenah Municipal Code, Section 21-34 of the Building Code is hereby amended by adding the bolded and underlined language to read as follows:

Sec. 21-34. - Garages, sheds, and accessory buildings general requirements.

(a) *Definitions.* The following words, terms and phrases, when used in this section, shall have the meanings ascribed to them in this subsection, except where the context clearly indicates a different meaning:

Attached private garage shall mean a private garage attached directly to the principal building, or attached by means of an enclosed or open breezeway, porch, terrace, or vestibule, or a detached private garage so constructed as to be within five feet of the principal building.

Detached private garage shall mean a private garage separated from the principal building by five feet or more.

Storage shed or accessory building shall mean any residential storage building not principally used for the storage of automobiles or as a dwelling.

(b) *Foundations and footings.* Attached private garages shall be provided with the same type footings and foundations as required herein for the principal building. Concrete floors shall not be less than four inches in thickness. Detached private garages may be built with a continuous floating slab of reinforced concrete not less than four inches in thickness. Reinforcement shall be a minimum of six by six inch, number ten by ten wire mesh. The slab shall be provided with a thickened edge all around, eight inches wide and eight inches below the top of slab. Exterior wall curbs shall be provided not less than four inches above the finished ground grade adjacent to the garage. Bolts three-eighths inch in diameter with nuts

and washers attached, six inches long, shall be embedded three inches in the concrete curb of detached garages eight feet on centers.

(c) *Floor surface.* The floor in all private garages shall be of concrete construction, and sloped toward the exterior garage door or opening. No openings or pits in the floor shall be permitted, except for drainage.

(d) *Construction.* Private garages, sheds and accessory buildings shall be constructed in accordance with Wis. Admin. Code Comm ch. 21.

(e) *Single-Family and Two-Family Residential Properties.* All single-family and two-family residences shall include a garage, whether attached or detached. All garages associated with residential properties shall be a minimum of 200 square feet in gross floor area. Residential properties which do not have a garage prior to December 2, 2020, are exempt from this requirement.

Section 2. Severability. In the event any section, subsection, clause, phrase or portion of this ordinance is for any reason held illegal, invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remainder of this ordinance. It is the legislative intent of the Common Council that this ordinance would have been adopted if such illegal provision had not been included or any illegal application had not been made.

Section 3. Repeal and Effective Date. All ordinances or parts of ordinances and resolutions in conflict herewith are hereby repealed. This ordinance shall take effect from and after its passage and publication.

Moved: Lendrum/Stevenson 8-1

Adopted: 12/2/2020

Approved: 12/2/2020

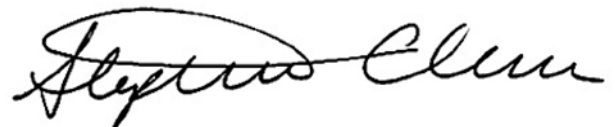
Published: 12/10/2020

Approved:



Dean R. Kaufert, Mayor

Attest:



Stephanie Cheslock, City Clerk