Community Development Department
211 Walnut Street Neenah, WI 54956
Phone: (920) 886-6130
Fax: (920) 886-6129
Web site: www.neenahwi.gov

GARAGES AND STORAGE SHEDS

City ordinances allow for each property, of one (1) garage, one (1) storage shed, and one (1) gazebo.

Attached garages, detached garages, and sheds located within 5’ of the dwelling

If you plan on building an attached garage, a detached garage within 5’ of the dwelling, or a shed within 5’ of the dwelling you must meet the following yard setbacks:

- 30' minimum rear yard (distance from building to back lot line)
- 6' minimum side yard (distance from building to side lot line),
- 16' aggregate side yard.
  This means that if you have the minimum 6' on one side, you must have at least 10' on the other so there is a total of 16' side yard.
- 25' minimum setback (distance from building to front lot line)

THESE STRUCTURES MUST BE PROVIDED WITH FROST PROTECTED FOOTINGS AND FOUNDATION, AND IN MOST CASES, FIRE RATED CONSTRUCTION.

Detached garages or sheds located 5’ to 10' from dwelling

If you plan to build a detached garage or a shed located from 5’ to 10' from the dwelling, you must meet the following yard setbacks:

- 3' minimum rear yard
- 3' minimum side yard or
- 6' minimum side yard if structure is to be built in the actual side yard of the home
- 25' minimum setback (distance from building to front lot line)

SUCH STRUCTURES MAY BE CONSTRUCTED ON A 4" CONCRETE SLAB AND MOST CASES, NEED FIRE RATED CONSTRUCTION

Detached garage or shed located more than 10' from dwelling

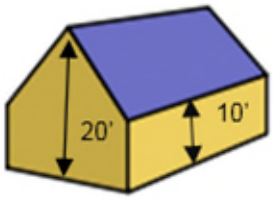
If you plan to build a detached garage or a shed located more than 10' from the dwelling, you must meet the following yard requirement:

- 3' minimum rear yard
- 3' minimum side yard or
- 6' minimum side yard if structure is to be built in the actual side yard of the home
- 25' minimum setback (distance from building to front lot line)

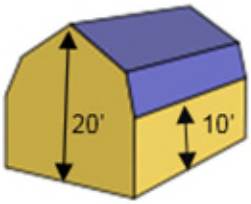
SUCH STRUCTURES MAY BE CONSTRUCTED ON A 4" CONCRETE SLAB

Size Limitations

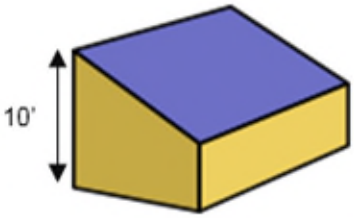
Detached Garages: are limited to not more than 816 gross sq. ft. An addition to an existing detached garage is permitted as long as the entire completed structure is not more than 816 gross sq. ft. Garages are limited to a maximum wall height of 10' on two elevations and a maximum overall height of 20'. See below pictures for height examples for specific roof types.



Gable Roof

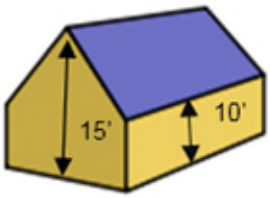


Gambrel Roof

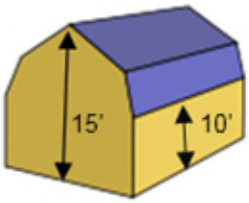


Mono-Pitched Roof

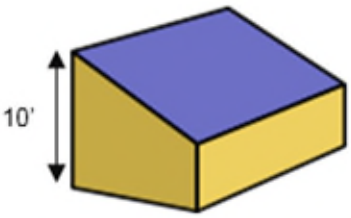
Storage sheds: are limited to not more than 200 gross sq. ft. An addition to an existing storage shed is permitted as long as the entire completed structure is not more than 200 gross sq. ft. Storage sheds are limited to a maximum wall height of 10' on two elevations and a maximum overall height of 15'. See below pictures for height examples for specific roof types.



Gable Roof



Gambrel Roof



Mono-Pitched Roof

Corner Lots

Corner lot line setback rules must be obtained directly from the building inspector.

Site Plans

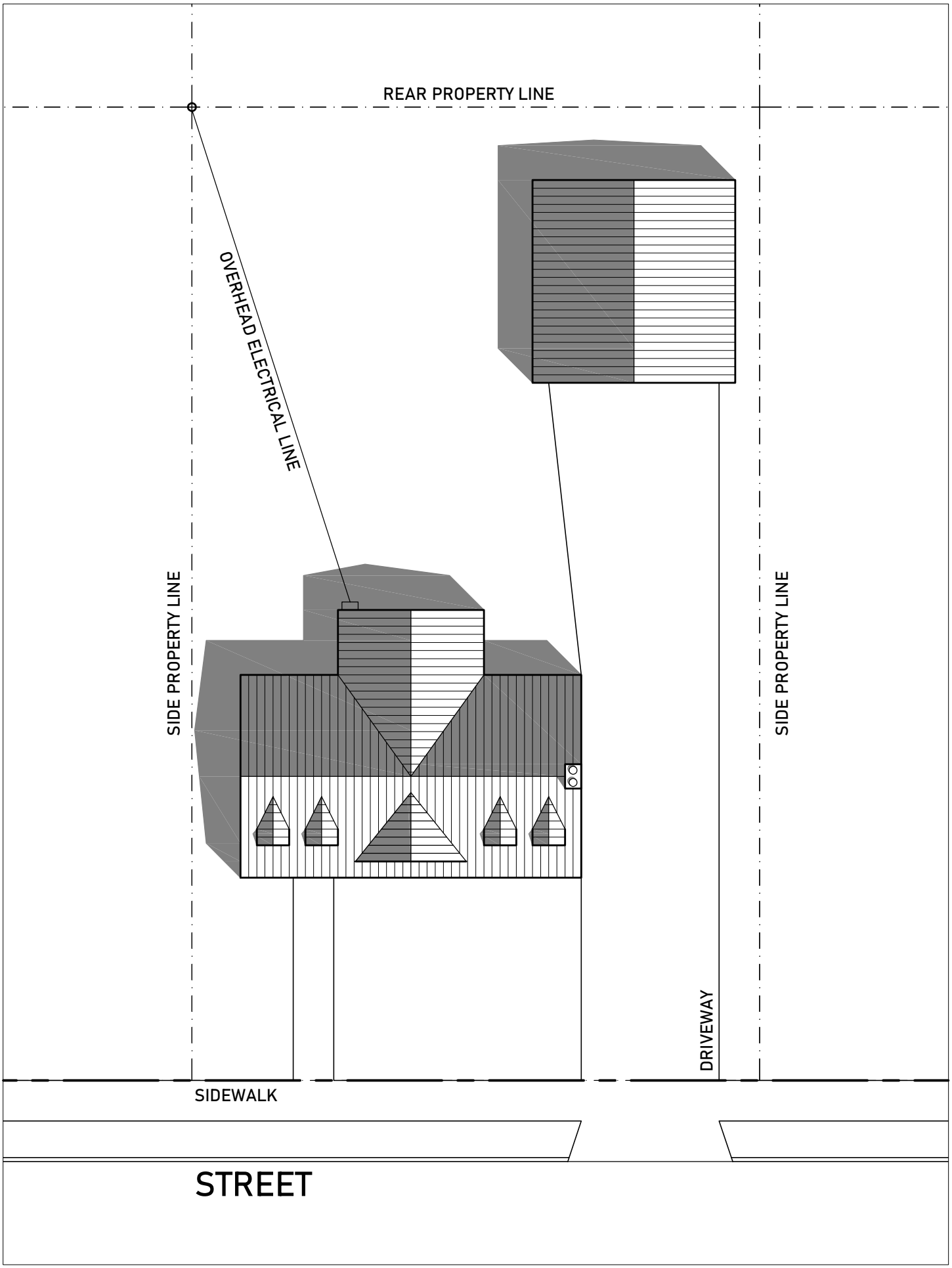
A plot plan drawn to scale must be submitted before a permit can be issued for any new structure. The plot plan must show the size of the proposed building, its location, distances to any other structures, and distances to all lot lines as well as the overall size of the lot. (See sample on next page).

Permit Fees

Please reference the City of Neenah Inspections website for a complete fee list.

Items Needed for Permit Application Submission

- Site plan showing distances off lot lines, distances from any other buildings on the property (sample provided in this handout)
- Plans including elevations showing distances from any doors/windows to corners of buildings, side wall height, overall height


REAR PROPERTY LINE
OVERHEAD ELECTRICAL LINE
SIDE PROPERTY LINE
SIDE PROPERTY LINE
DRIVEWAY
SIDEWALK
STREET

BEWARE OF UNDERGROUND UTILITY WIRES

Please remember that there may be underground electric, phone, or cable T.V. wires buried on your property generally in 5' or 6' wide easements on your side and rear lot lines. Please call the Digger's Hotline before you do any digging on your property. **DIGGERS HOTLINE: (800) 242-8511**
This information is only a general guide to help you plan a building project. While we have made an attempt to answer the questions most often asked of this department, your situation may not be included. Please feel free to call or stop in the office with any questions you may have. 920-886-6130 or inspections@neenahwi.gov