



# Garage & Shed- Zoning Code Requirements

City of Oshkosh Planning Services Division

## Zoning Code Guide:

This guide was developed to help direct you through the zoning process. Following the steps below will help to eliminate possible delays in obtaining your zoning permit approval.

### 1. Provide a Site Plan

The plans shall be drawn at 1 inch = 20 feet or larger scale and shall include the following (see the sample site plan). Blank site plans may be purchased at the Planning Services counter for a fee. Please include on your site plan:

- All existing structures on site.
- Property lot lines.
- Location of proposed structure(s).
- Dimensions of proposed structure(s).
- Distance (setbacks) proposed structure(s) are from property lines and other structures.
- Location, dimension and purpose (i.e. water, sewer, etc.) of all known easements.

### 2. Other Information

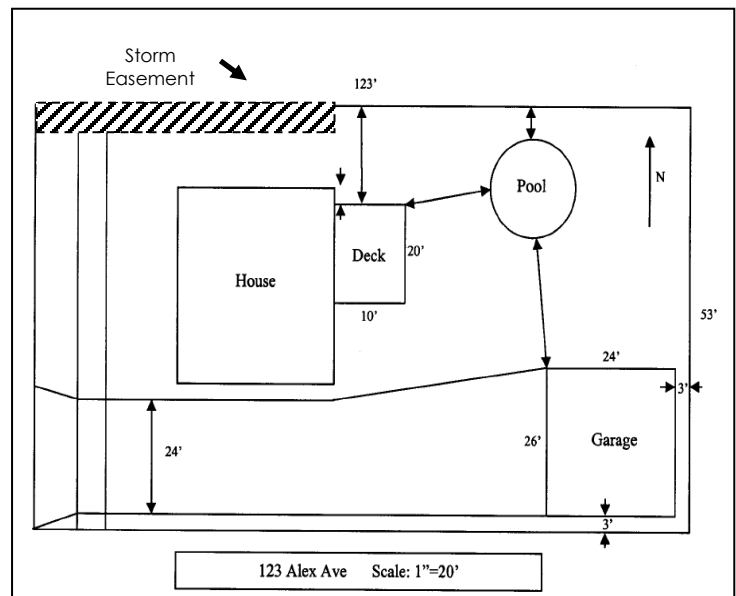
With the site plan other information that may be required :

- Materials used
- Height of structure(s)
- Elevations (if applicable)

### 3. Apply for the Permit

Please plan ahead to apply for your permit. We suggest that you apply for the permit 2 weeks prior to wanting to start construction. The Planning Services Division is located at 215 Church Ave, Oshkosh Room 204, Level 2 and open Monday– Friday 8am to 4:30pm.

Sample Site Plan



If you have questions please feel free to contact the Planning Services Division at (920) 236-5059.  
Web Site: [www.oshkoshwi.gov](http://www.oshkoshwi.gov)



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## Zoning Requirements:

**3 accessory structures permitted** per lot, not including attached garages.

**A maximum of 1200 square feet is allowed per lot** including all attached garages, detached garages, sheds, gazebos, workshops, pool houses, and greenhouses. The measurement of accessory structure size shall include the total of all detached or attached accessory buildings on the lot. In no instance shall the accessory structure area exceed the ground floor area of the principal building used for residence.

**Maximum size is for detached accessory structure is 800 square feet.**

**Maximum size is for attached accessory structure 1200 square feet.**

Must not exceed **maximum impervious surfacing** per underlying district standards. Measured based on gross area of lot.

**Distance from principal structure**—no less than 5 feet, except where the structure will be constructed to fire-rating standards. If accessory structure is less than 5 feet from principal structure , principal structure setbacks are applied.

Detached garages are permitted in the rear yard and side yards only. (Detached garages are permitted in waterfront yards in the RMU district)

Lots **larger than one acre**, the maximum permitted combined total of gross floor area of all accessory structures on the property shall be increased by one square foot for every 100 square feet of lot area over one acre.

**Maximum height** is based on zoning district. The height is the vertical distance from the established grade to:

1. The highest point of a flat roof
2. The deck line of a mansard roof
3. The average height between eaves and ridge for gable, hip and gambrel roofs

Front-loaded, attached garages shall comprise no more than 50 percent of the width of the ground floor building façade facing the street.

If the ground floor building façade facing the street is articulated (such as through the use of recesses, projections, windows, balconies, or dormers), attached garages shall comprise no more 70 percent of the width of the ground floor façade facing the street. This requirement shall not apply to side-loaded, attached garages.

Fire Separation = 5/8" Type X Fire Core Drywall (see Building Code Requirements for more ) information)

**Driveways Leading To Garages:** See Off Street Parking Guide



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**(RH-35) Rural Holding Zoning District**—Maximum Impervious Surface Ratio- 40%

Accessory Buildings:	Residential	Nonresidential
Minimum Front Setback	Even with or behind the principal structure	60 feet and at least 5 feet behind the principal structure
Minimum Side Setback	3 feet	20 feet
Minimum Rear Setback	5 feet	50 feet
Maximum Height	Lesser of 18 feet or 1 story	45 feet

**(SR-2) Single Family Residential-2 Zoning District** -Maximum Impervious Surface Ratio- 40%

Accessory Buildings:	Residential	Nonresidential
Minimum Front Setback	Even with or behind the principal structure	60 feet and at least 5 feet behind the principal structure
Minimum Side Setback	3 feet	15 feet
Minimum Rear Setback	5 feet	30 feet
Maximum Height	Lesser of 18 feet or 1 story	Lesser of 18 feet or 1 story

**(SR-3) Single Family Residential-3 Zoning District, (SR-5) Single Family Residential-5 Zoning District, (SR-9) Single Family Residential-9 Zoning District, (DR-6) Duplex Residential-6 Zoning District, (TR-10) Two Flat Residential-10 Zoning District**—Maximum Impervious Surface Ratio– 50% **(MR-12) Multi-Family Residential-12 Zoning District, (I) Institutional Zoning District**—Maximum Impervious Surface Ratio– 60% **(MR-20) Multi-Family Residential-20 Zoning District**—Maximum Impervious Surface Ratio– 65%

Chart applies to all zoning districts listed above.

Accessory Buildings:	Residential	Nonresidential
Minimum Front Setback	Even with or behind the principal structure	60 feet and at least 5 feet behind the principal structure
Minimum Side Setback	3 feet	10 feet
Minimum Rear Setback	3 feet	25 feet
Maximum Height	Lesser of 18 feet or 1 story	Lesser of 18 feet or 1 story



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## (MH-9) Mobile Home Residential–9 Zoning District and (MR-36) Multi-Family Residential–36 Zoning

Accessory Buildings:	Mobile Home Subdivision or Park	Mobile Home Lot or Leased Space	Nonresidential Uses
Minimum Front Setback	N/A	Even with or behind principal structure	Even with or behind principal structure
Minimum Side Setback	N/A	3 feet	3 feet
Minimum Rear Setback	N/A	3 feet	3 feet
Maximum Height	N/A	Lesser of 18 feet or 1 story	Lesser of 18 feet or 1 story

## (NMU) Neighborhood Mixed Use Zoning District

Accessory Buildings:	Residential	Nonresidential
Minimum Front Setback	Even with or behind the principal structure	60 feet and at least 5 feet behind the principal structure
Minimum Side Setback	3 feet	0 or 5 feet
Minimum Rear Setback	3 feet	25 feet
Maximum Height	Lesser of 18 feet or 1 story	Lesser of 18 feet or 1 story

## (SMU) Suburban Mixed Use Zoning District

Accessory Buildings:	Residential	Nonresidential
Minimum Front Setback	Even with or behind the principal structure	60 feet and at least 5 feet behind the principal structure
Minimum Side Setback	3 feet	10 feet
Minimum Rear Setback	3 feet	25 feet
Maximum Height	Lesser of 18 feet or 1 story	45 feet

## (UMU) Urban Mixed Use Zoning District

Accessory Buildings:	Residential	Nonresidential
Minimum Front Setback	Even with or behind the principal structure	60 feet and at least 5 feet behind the principal structure
Minimum Side Setback	3 feet	0 or 5 feet
Minimum Rear Setback	3 feet	5 feet
Maximum Height	Lesser of 18 feet or 1 story	45 feet



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## (CMU) Central Mixed Use Zoning District

Accessory Buildings:	Residential	Nonresidential
Minimum Front Setback	Even with or behind the principal structure	60 feet and at least 5 feet behind the principal structure
Minimum Side Setback	0 or 5 feet	0 or 5 feet
Minimum Rear Setback	0 or 5 feet	0 or 5 feet
Maximum Height	Lesser of 18 feet or 1 story	feet

## (RMU) Riverfront Mixed Use Zoning District

Accessory Buildings:	
Minimum Waterfront Setback	30 feet from the Ordinary High Water Mark
Minimum Street Setback (Front Setback for non-waterfront lots)	10 feet
Minimum Side Setback	10 feet
Minimum Rear Setback (for non-waterfront lots only)	25 feet
Maximum Height	Lesser of 18 feet or 1 story