

# 19.42 Residential Accessory Buildings Ordinance amendment consideration

## **19.42 Residential Accessory Buildings**

No residential accessory building may exceed the minimum and maximum standards set forth in the table below. If any cell is blank, no limit is imposed.

|   | Accessory Dwelling Unit                              | <u>Detached Garage</u>                          | Other Accessory Building |
|---|--|---|--------------------------|
| Exterior Wall Height (maximum)              | 20'  | 10'   | 10'                      |
| Height (maximum)                            | Height of principal building, not to exceed 20'      | Height of principal building, not to exceed 18' | 15'                      |
| Building Coverage (maximum)                 | 50% of principal building, not to exceed 800 sq. ft. | 1,000 sq. ft.                                   | 300 sq. ft.              |
| Setback from Principal Building (minimum)   | 10'  | 10'   | 10'                      |
| Front Setback (minimum)                     | 60'<br><small>Per Zoning District</small>            | 60'   | 60'                      |
| Rear Setback - abutting alley (minimum)     | 5'   | 5'  | 5'                       |
| Rear Setback - not abutting alley (minimum) | 3'   | 3'  | 3'                       |
| Side Setback (minimum)                      | 3'   | 3'  | 3'                       |

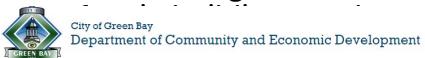
1. Unless otherwise described, detached structures like car ports, sheds, pergolas, gazebos, greenhouses are considered “Other accessory buildings.”
2. Residential Accessory Structures over 150-sf shall require a building permit. The design and construction of any accessory building shall be similar to or compatible with the design and construction of the main building. The exterior building materials, roof style, and colors shall be similar to the main building or shall be commonly associated with residential construction.
3. When constructed to be physically attached to the principal building, accessory dwelling units, garages and/or other accessory buildings are subject to the specific zoning district setback and lot coverage requirements within WAMC sec. 19.41.

## **1. ADU's**

- Existing code sec. 19.42 requires a 60-ft front yard setback (like a garage).
- ADU's otherwise allowed in front, side, and rear yards per 19.43
- Consideration of amending ordinance to reduce setback requirement consistent with zoning district.

## **2. Other Accessory Buildings**

- Added clarifications (notes 1-3)
  1. Carports are “Other Acc. Bldgs.”
  2. Design criteria (of note a policy document (like the Green Bay example) could be developed w/ garage/shed handout.
  3. If attached zoning district rules apply when



## **PROHIBITED**



Round Top Shelters or Portable structures, enclosed by walls of fabric or plastic film AND metal carports are prohibited in residential districts of the City of Green Bay, per Section 44-590, Green Bay Zoning Code.

**\*Structures will be ordered to be taken down\***

# ADU, Existing Zoning Code example 6105 W Lapham St.

Existing 58x120-ft lot zoned RB/residence  
Existing 1,676-sf duplex (main/principal building)

Proposal to build a 16x25-ft home

- 400-sf footprint
- w/ second floor and basement
- New construction to require design review and a building permit

- Under existing zoning code, the proposed ADU would need to be setback 60-ft from the north/front lot line.



## ADU, Amended Zoning Code example 6105 W Lapham St.

Existing 58x120-ft lot zoned RB/residence  
Existing duplex (main/principal building & use)

- Effect of zoning ordinance amendment
  - 60-ft front yard setback reduced to be compatible with zoning district. In this case, 10-ft front yard setback RB zoning.
  - All other requirements for ADU's stay the same.
  - New construction to require design review and a building permit



6105-07 W. Lapham St

Prepared For: Remodeling by Mac & Miller Residences

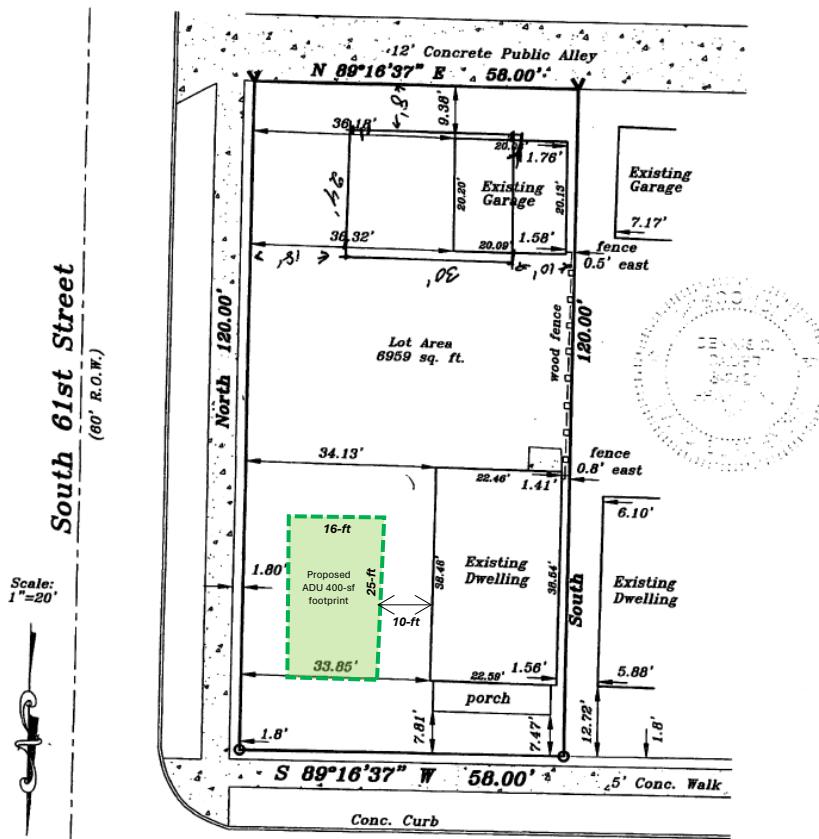
**PLAT OF SURVEY**

**LOCATION:** 6105 West Lapham Street, West Allis, Wisconsin

**LEGAL DESCRIPTION:** Lots 1 & 2 in Block 2 in **CENTRAL IMPROVEMENT CO.**  
**SUBDIVISION NO. 2**, being a Subdivision of a part of the Northeast 1/4  
of Section 3, Town 6 North, Range 21 East, in the City of West Allis,  
Milwaukee County, Wisconsin.

July 17, 2015

Survey No. 105851



### *West Lapham Street*

60' ROW

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION

## Basic Steps to construct an ADU:

- Updated Plat of Survey required
- Planning and Zoning Design Review permit
- Building permit

