



405 Wallace Street
 Combined Locks WI 54113
 920-788-7740

**Village of Combined Locks
 Building Permit Application**
 Accessory Uses or Structures ordinance
 attached.
 Chapter 580-77: Accessory Uses or Structures
 from Chapter 580 Zoning Ordinance.

FEES	
Permit Fee	\$ _____
Electrical Fee	\$ _____
Other	\$ _____
Total	\$ _____

PERMIT REQUESTED Fence Shed Pool Other

Owner's Name	Mailing Address	Telephone.
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Contractor Name & Type	Lic/Cert# expiration	Mailing Address	Telephone & Fax

PROJECT LOCATION

Building Address

PROJECT TYPE

Fence Shed Pool Other

Project description:	Estimated Cost

I understand that I: am subject to all applicable codes, laws, statutes and ordinances, including those described on the reverse side of the last page of this form; am subject to any conditions of this permit; understand that the issuance of this permit creates no legal liability, express or implied, on the state or municipality; and certify that all the above information is accurate. If one acre or more of soil will be disturbed, I understand that this project is subject to Ch. NR 151 regarding additional erosion control and storm water management and the owner shall sign the statement on the back of the permit if not signing below. I expressly grant the building inspector, or the inspector's authorized agent, permission to enter the premises for which this permit is sought at all reasonable hours and for any proper purpose to inspect the work which is being done.

I vouch that I am or will be an owner-occupant of this dwelling for which I am applying for an erosion control or construction permit without a Dwelling Contractor Certification.

APPLICANT (Print:) _____ **Sign:** _____ **DATE** _____

This permit is issued pursuant to the following conditions. Failure to comply may result in suspension or revocation of this permit or other penalty

APPROVAL CONDITIONS See attached for additional conditions of approval.

ISSUING JURISDICTION	<input type="checkbox"/> Town of <input checked="" type="checkbox"/> Village of <input type="checkbox"/> City of <input checked="" type="checkbox"/> County of	Municipality Number of Dwelling Location
	Village of Combined Locks Outagamie County	44-111

BUILDING INSPECTOR:	
Name: <u>Paul Hermes, Building Inspector</u>	Include Site Plan with completed permit application Site Plan to include setbacks and shed dimensions. <i>See other side for details</i>
Phone: <u>(920) 858-0102</u>	
Date: _____	

Summary of Shed Ordinances

Accessory Building Number Limit

- In addition to an attached or unattached garage, 1 additional shed is allowed.

Accessory Building Size Limits

- Maximum height is 18 feet and area of shed not to exceed 12 feet by 14 feet or 168 sq. feet
- Shed shall not occupy more than 30% of the back yard.
- Shed must be located a minimum of 3 feet from any other building or lot line.

Site Plan to include setbacks and shed dimensions.

Use Restrictions

- Accessory uses shall not involve the conduct of any business, trade or industry, except for defined and authorized home occupations.

Chapter 580-77 Accessory Uses or Structures.

- a) **Principal Use to be Present.** An accessory use or structure in any zoning district shall not be established prior to the principal use or structure being present or under construction. Any accessory use or structure shall conform to the applicable regulations of the district in which it is located, except as specifically otherwise provided.
- b) **Placement Restrictions --- Residential District.** An accessory use or structure in a residential district may be established subject to the following regulations:
 - 1) **Accessory Building Number Limits.** In any residential district, in addition to the principal building, an attached or detached garage may be constructed to serve each residential unit so long as the yard requirements of the district are met. One (1) additional accessory (shed) building may also be built on a lot.
 - 2) **Accessory Building Size Limits.**
 - a) An unattached garage shall not exceed the height of the main structure on the parcel with a maximum height not exceeding eighteen (18) feet and shall not exceed thirty (30) feet by thirty (30) feet in area. Other accessory (shed) buildings shall not exceed twelve (12) feet by fourteen (14) feet in area. Unattached garage structures and other accessory (shed) structures shall not occupy more than thirty percent (30%) of the required rear yard (see definition of rear yard), to be located within three (3) feet of any other accessory building, principal building, or lot line. No accessory building will be allowed except in conjunction with a residence.
 - b) A variance to code would be required if the proposed garage structure(s) would occupy more than thirty percent (30%) of the required rear yard. The application for a variance to the rule limiting the percentage of a rear yard that can be occupied by structures would at a minimum have to address the following:
 1. Affect of storm water runoff on abutting properties; and
 2. Aesthetic impact on neighborhood.
 - 3) **Attached Accessory Buildings.** All accessory building which are attached to the principal building shall comply with the yard requirements of the principal building.
 - 4) **Accessory Structures Setbacks.** Notwithstanding residential driveways and parking lots, unless otherwise provided by these regulations, no structure shall be located within three (3) feet of any accessory building, principal building, or lot line.
- c) **Use Restrictions – Residential District.** Accessory uses or structures in residential districts shall not involve the conduct of any business, trade or industry except for home occupations as defined and authorized herein and shall not be occupied as a dwelling unit.

- d) **Reversed Corner and Corner Lots.** An accessory building, structure or use on a corner lot, a reversed corner lot or a through lot, shall be set back from the property line adjoining a street the distance required for a front yard unless otherwise required herein for a specific permitted or conditional use.
- e) **Landscaping and Decorative Uses.** Accessory structures and vegetation used for landscaping and decorating may be placed in any required yard area. Permitted structures and vegetation include flag poles, ornamental light standards, lawn furniture, sun dials, bird baths, trees, shrubs, flowers and gardens.
- f) **Temporary Uses.** Temporary accessory uses such as real estate sale field offices or shelters for materials and equipment being used in the construction of the permanent structure may be permitted by the Zoning Administrator, and shall be removed within thirty (3) days of occupancy of the project.
- g) **Garages in Embankments in Front Yards.** Where the mean natural grade of a front yard is more than eight (8) feet above the curb level, a private garage may be erected within the front yard, following approval by the Village Board, provided as follows:
 - 1) That such private garage shall be located not less than five (5) feet from the front lot line;
 - 2) That the floor level of such private garage shall be not more than one (1) foot above the curb level; and
 - 3) That at least one-half (1/2) the height of such private garage shall be below the mean grade of the front yard.
- h) **Outdoor Lighting.** Outdoor lighting installations shall not be permitted closer than three (3) feet to an abutting property line, and, where not specifically otherwise regulated, shall not exceed fifteen (15) feet in height and shall be adequately shielded or hooded so that no excessive glare or illumination is cast upon the adjoining properties.
- i) **Lawn Accessories.** Walks, drives, paved terraces and purely decorative garden accessories such as pools, fountains, statuary, flag poles, etc., shall be permitted in setback areas but not closer than three (3) feet to an abutting property line other than a street line.
- j) **Retaining Walls.** Retaining walls may be permitted anywhere on the lot, provided, however, that no individual wall shall exceed six (6) feet in height and a terrace of at least three (3) feet in width shall be provided between any series of such walls and provided further that along a street frontage no such wall shall be closer than three (3) feet to the property line.