

FOLLOW THESE 6 STEPS...

1 Find out if your proposed patio or driveway meets the placement and size requirements.

Placement

- Driveways should be located at least 50 feet from a street intersection.
- Harrison requires that all patios and driveways be placed outside any drainage easements. Contact Harrison staff to find out if/where any easements are located or to get a copy of the drainage plan for your lot.
- Consult with the Harrison Planner to find out if your proposed patio or driveway meets the placement requirements.

Size

- The Zoning Ordinance sets the maximum impervious surface coverage square footage for all buildings, structures and pavement you may have. It is based on the zoning district of your property. The total square footage, in ground floor area, of all structures and pavement (proposed or existing) may not exceed the following. Swimming pools,

decks, driveways and patios are included in impervious surface coverage.

- AG zoning – 30%
- RS-1 zoning – 35%
- RS-2 & RT zoning – 60%
- For example, if you own a property in a RS-1 zoning district and your lot is 13,500 sq. ft., you are allowed a total impervious surface coverage of 4,725 sq. ft. If you have an existing house with attached garage and porch of 2,500 sq. ft. and driveway of 725 sq. ft., the maximum you would be allowed to construct would be 1,500 sq. ft. ($13,500 \times .35 = 4,725$ then $4,725 - 2,500 - 725 = 1,500$).
- Within the single-family and two-family residential zoning districts, there is a maximum driveway opening at the Harrison right-of-way line of twenty-four (24') feet. In all other zoning districts, there is a maximum driveway opening of thirty-six (36') feet at the Harrison right-of-way line.

2 Obtain a permit application. You need a Zoning Permit to place a patio or driveway. You can pick up a permit application at the Harrison Hall (corner of Hwy 114 & State Park Road) or download one from the Harrison website.

3 Turn in your completed application, site plan, project plans and twenty-five (\$25) fee to the Harrison Planner at the Harrison Hall. The site plan should be provided on a separate 8-1/2" x 11" drawing. The site plan should include the location of the patio or driveway, its dimensions, its distance from all the property lines and dimensions of other buildings, structures, patios and driveways on the property.

4 Staff will review your application while you wait for simple projects. More complex projects may take longer. If approved, staff will issue the Zoning Permit, which may include conditions of approval.

5 Start the work that the permit was issued for. Be sure to display the permit where it can be seen from the street for the duration of construction. Call Digger's Hotline at 811 for safety concerns to avoid underground utilities while digging.

6 Call for inspection, if applicable.

Still have questions?

Contact the Harrison Planner using one of the methods on the back of this brochure.

For more information:

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Planner

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This brochure is intended to be a guide and does not supersede any rules, regulations, ordinances, or statutes.

Updated: May 2015

PATIOS & DRIVEWAYS

