

FOLLOW THESE 6 STEPS...

1 Find out if your proposed detached garage or shed meets the placement and size requirements.

Placement

- Detached garages and sheds should be at least ten (10') feet from your house or any other structure on the property.
- Detached garages and sheds must meet the front yard setback from all street property lines (typically the front edge of the house or attached garage) and must meet the water line setback of the Shoreland Zoning Ordinance. They must also be setback the following distances from side and rear property lines:
 - AG zoning – 25 feet
 - RS-1, RS-2, & RT zoning – 5 feet
- Harrison requires that all detached garages and sheds be placed outside any easements, including utility and drainage. Contact The 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 Harrison Building Inspector or Harrison Planner to find

out if your proposed addition meets the placement requirements.

Size

- The Zoning Ordinance sets the maximum lot coverage square footage and impervious surface coverage footage for buildings you may have. It is based on the zoning district of your property.
 - **Lot Coverage.** The total square footage, in ground floor area, of all structures (proposed or existing) may not exceed the following. Swimming pools and decks are excluded from lot coverage calculations.
 - AG zoning – 10%
 - RS-1 zoning – 25%
 - RS-2 & RT zoning – 40%
 - **Impervious Surface Coverage.** The total square footage, in ground floor area, of all structures (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 lot coverage of 3,375 sq. ft. If you have an existing house with attached garage and porch of 2,500 sq. ft., the maximum you would be allowed to construct would be 875 sq. ft. ($13,500 \times .25 = 3,375$ then $3,375 - 2,500 = 875$).

- Detached garages & sheds cannot exceed eighteen (18') feet in height for residential zoning districts (RS-1 & RT) and twenty-four (24') feet in the agricultural district.
- Within residential zoning districts (RS-1 & RT), the size for an individual detached garage or shed may not exceed 900 sq. ft. or 3,000 sq. ft. in the agricultural district.
- Within residential zoning districts, there is a maximum of one (1) detached garage or shed, per dwelling unit. In the agricultural district, there is a maximum of two (2) detached garages or sheds per dwelling unit.

2 Obtain a permit application. You need a Zoning Permit to construct a detached garage or shed. You can pick up a permit application at Harrison Hall (corner of Hwy 114 & State Park Road) or download one from the Harrison website. If the building is larger than 200 square feet then a Harrison Building Permit is also required.

3 Turn in your completed application, site plan, project plans, and

fees 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 detached garage or shed, its dimensions, its distance from other structures and its distance from all the property lines.

4 Staff will review your application. If approved, staff will issue the Zoning Permit, which may include conditions of approval.

You must also apply for and receive a Harrison Building Permit buildings over 200 square feet and for electrical, if applicable. For more information, call the Harrison Building Inspector at 920.989.2924.

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. When the Harrison Building Permit is issued, the Building Inspector will tell you when inspections are required and the phone number to call to request inspections. It is your responsibility to schedule an inspection.

Still have questions?

Contact the Harrison Planner.

Village of Harrison:

Mark J. Mommaerts, AICP
Planner

Phone 920.989.1062
Fax 920.989.1077

Email:

mmommaerts@harrison-wi.org

Mailing Address:

Village of Harrison
Planner
W5298 Hwy 114
Menasha, WI 54952

Website:

www.harrison-wi.org

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

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DETACHED GARAGES & SHEDS