

## Accessory Buildings

### General Information

*Accessory space is the floor area of any structure on the property other than the livable portion of the house. Accessory space includes attached garages, and any detached building on the lot such as detached garages, sheds, gazebos, etc.*

### Accessory Building Dimensions

- Accessory buildings that are less than 200 square feet in floor area require a Zoning Permit, and anything larger requires a Building Permit. All structures are regulated by both the City Zoning Code as well as the State Building Code.
- Accessory buildings that are 100 square feet or less in floor area, and 8 feet in height (measured at the mean distance between the eaves and the peak of the roof), are eligible to be located as close as 5 feet from any lot line in the rear yard (behind the house) of the lot, except for lakeshore lots. Structures larger than 100 square feet are subject to the full setbacks prescribed by the Zoning District in which the property is located. Structures may not be placed within easements.
- Building height for detached accessory buildings that are larger than 100 square feet, are limited to one-story or 15 feet, whichever is less. All accessory buildings over 150 square feet in area must be constructed of materials and a design compatible with the general character of the home.

### Zoning Permit Requirements

- Dimensioned plans (floor plan, elevations) of the structure
- Site plan showing location of property lines
- Existing and proposed impervious surface calculations

Zoning District	Building Setbacks (ft.)				Minimum Lot Requirement (sq. ft.)
	Front	Rear	Side	Side Abutting Street	
R-1A	50	50	10	50	40,000
R-1B	40	40	10	40	30,000
R-1C	35	40	10	35	20,000
R-1D	30	35	10	30	10,000
R-2A	35	40	10	35	20,000/30,000
R-2B	30	30	10	30	15,000/20,000
R-2C	30	35	10	30	10,000/15,000

## Oversized Accessory Buildings & Quantity

- Shorewood City Code allows for single or two-family homes in most of the residential zoning districts (R-1A through R-1C, and R-2A through R-3A) to have **up to three (3) accessory buildings**, including attached garages, provided that the *total combined* square footage does not exceed 1,200 square feet.
- In the R-1D, R-2C, R-3B, and R-C zoning districts, the total square footage allowed is 1,000 square feet.
- Not more than one detached garage is allowed on a property except by Conditional Use Permit.
- Oversized accessory buildings (having a combined square footage over 1,200 square feet, or 1,000 square feet in the R-1D district) are allowed via a conditional use permit, but subject to the following requirements:
  1. The total area of accessory buildings shall not exceed the floor area of all stories above grade of the principal structure (the house). For walkout-style houses, 50% of the basement level may be included.
  2. The total area of accessory buildings shall not exceed 10% of the minimum lot area for the district in which the property is located.
  3. The architectural character of proposed accessory buildings shall be similar and consistent with other buildings on the site and in the area.
  4. A conditional use permit will not be considered for properties occupied by an existing nonconforming accessory structure, except when it can be demonstrated that the nonconforming structure has historic, architectural, or cultural value based on the criteria set forth in the City Code.
  5. The City of Shorewood Tree Preservation and Replacement Policy applies.
  6. A storm water management plan will be required for runoff rate control for any project with more than 1,000 square feet of added impervious surface.