

Requirements for Residential Detached Garage permits

The purpose of this pamphlet is to help expedite the approval of your garage permit application. The installation of a garage is an allowed accessory under [Section 44-391](#) of the Little Chute Code of Ordinances. See [Sec 8-27](#) for more specifics on Building Code for Garages.

Permits Required

Before any work is started on the construction of a garage you are required to complete an application for permit. You should have information as to the builder of the garage if you are contracting this out. This would include the company name, address and phone number. A contact name is also helpful in the event that any questions may arise.

Along with the application for permit, a plot plan showing the exact location of the proposed garage is required. A plot plan is a scaled drawing that details the location of the structures on your lot and shows their relation to the lot lines. In this drawing you will include your home, garage and any other structures. The size for this drawing shall be no less than 8 x 10 inches in size. An example of a plot plan has been included in the back of this pamphlet.

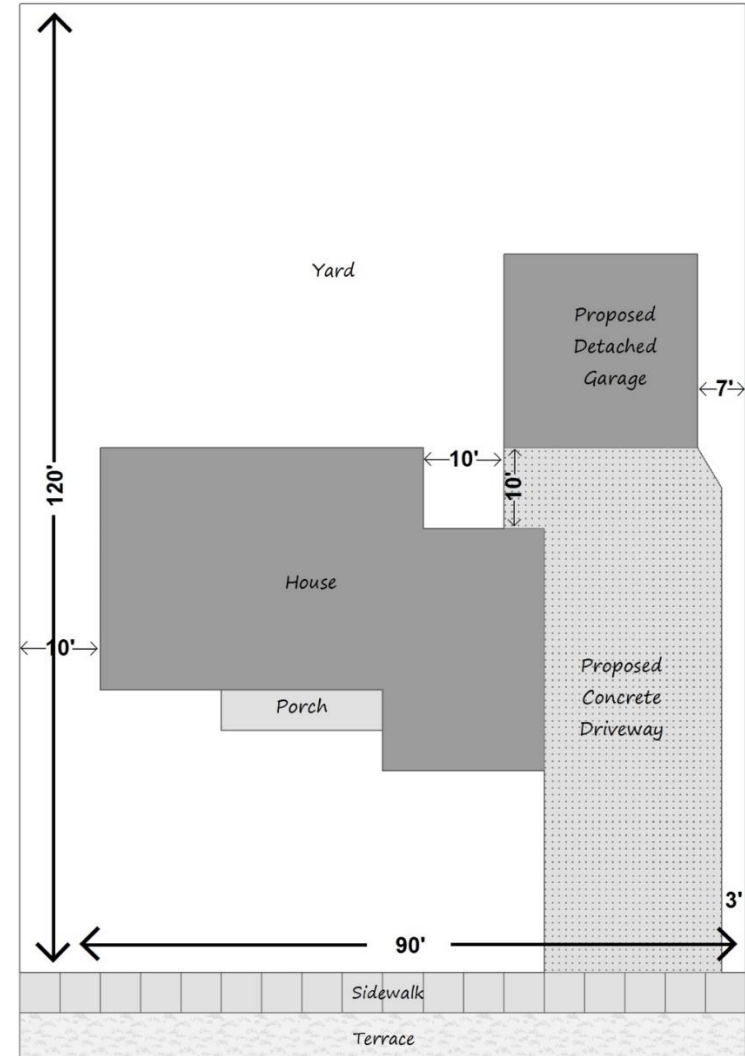
The final requirement for the garage permit is a work drawing of the garage. These drawings be to scale and should be no smaller than 8 x 10 inches in size. The drawings would include elevation drawings of the building and indicate the sizes of the windows and doors of the garage, height of the walls and the height of the garage at the peak of the roof.

Construction Requirements

1. Building number limits. In a residential district in addition to the principal building and attached garage, a detached garage, 1 additional accessory building, and 1 children's play structure may be placed on the lot.
2. Accessory Building size limits. Detached garages are limited to a maximum height of 16 feet. The maximum area for a detached garage is 960 square feet.
3. Lot Area Coverage. No garage may be located in any portion of a required front or side yard. The garage may not occupy more than 30% of the required rear yard. Total lot coverage by all structures shall not exceed 35% of the total lot area. This will include all structures- swimming pools, play structures, detached garage,
4. Attached Accessory Buildings. Any accessory building which is attached to the principal building shall comply with the yard requirements and construction standards of the principal building.
5. Garage must be a minimum of 3 feet from the property line and any other structure, if there is an easement the Garage may be built up to the easement.

6. In no event can the accessory uses, or structures be forward of the front line of the principal structure (exception for garages in embankments see code for details)

Example of Plot Plan Below:



Note: Plot plan may be hand drawn

Footings and foundations. Footings and foundations shall be provided for all garages as follows:

1. Detached garages of 400 square feet or less may be erected on a free floating concrete slab not less than four inches in thickness.
2. Detached garages greater in area than 400 square feet shall be provided with a grade beam foundation. Such foundation grade beams shall extend a minimum of eight inches below the garage slab and the adjoining grade and shall be of a minimum width of eight inches. This grade beam shall contain a minimum of two number four reinforcement rods to be located in bottom one third of the grade beam.
3. All attached garages shall be provided with foundation walls of concrete or masonry extending not less than four feet below the adjoining grade, including door openings.

Floor surface. The floor in all private garages shall be of approved noncombustible material. No openings or pits in the floor shall be permitted, except for drainage. Floor drains shall be of an approved type with sediment basket and shall be connected to the building sanitary sewer.

Construction. Private garages shall be constructed as follows:

1. Load-bearing foundation walls, masonry walls and partitions shall be constructed as regulated herein, except as stated above.
2. Detached private garages of wood frame construction shall be constructed as regulated in this article, with the following exceptions:
 - a. Studs may have a maximum spacing of 24 inches on centers. Doubling of studs shall not be required at jambs of openings less than 40 inches.
 - b. Where rigid sheathing is not used diagonal bracing shall be provided. This bracing may be either an Let in bracing with a minimum of one by four lumber or an approved listed metal brace.
 - c. Corner posts may consist of two two-inch by four-inch studs.
 - d. Top plates may be single; provided the rafters are placed over the studs and plates are lapped to provide ties.
 - e. Horizontal bracing and collar beams may be two-by-fours with a maximum spacing of six foot on centers.
 - f. All framing walls shall be securely anchored to the foundation by one-half-inch by six-inch bolts placed four feet on center.
 - g. All roof systems shall be designated to support 30 pounds per square foot snow load and a ten pound per square foot dead load.

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Village of Little Chute Inspections Department