



Requirements for Residential Detached Garage Permits

**** Detached accessory buildings greater than 200 square feet ****

Permits will be issued after submittal of the permit application, all required plans, and payment of fees

Site Plan Requirements

- Indicate/draw the garage location with dimensions to all property lines and other structures
- Include name, address, date, all streets, and a north arrow
- Include exterior boundaries with dimensions of the property
- Indicate easements on the property
- GIS maps and aerial photos can be found at www.outagamie.org

Plan Requirements

- Floor plan with dimensions and square footage of the garage
- Elevations with dimensions and height of the building
- Construction details for foundation/grade beam, walls, doors, windows, headers, and roof
- Truss plans from the manufacturer or rafter details
- Include a wall bracing plan See [SPS 321.25](#)

Zoning Requirements

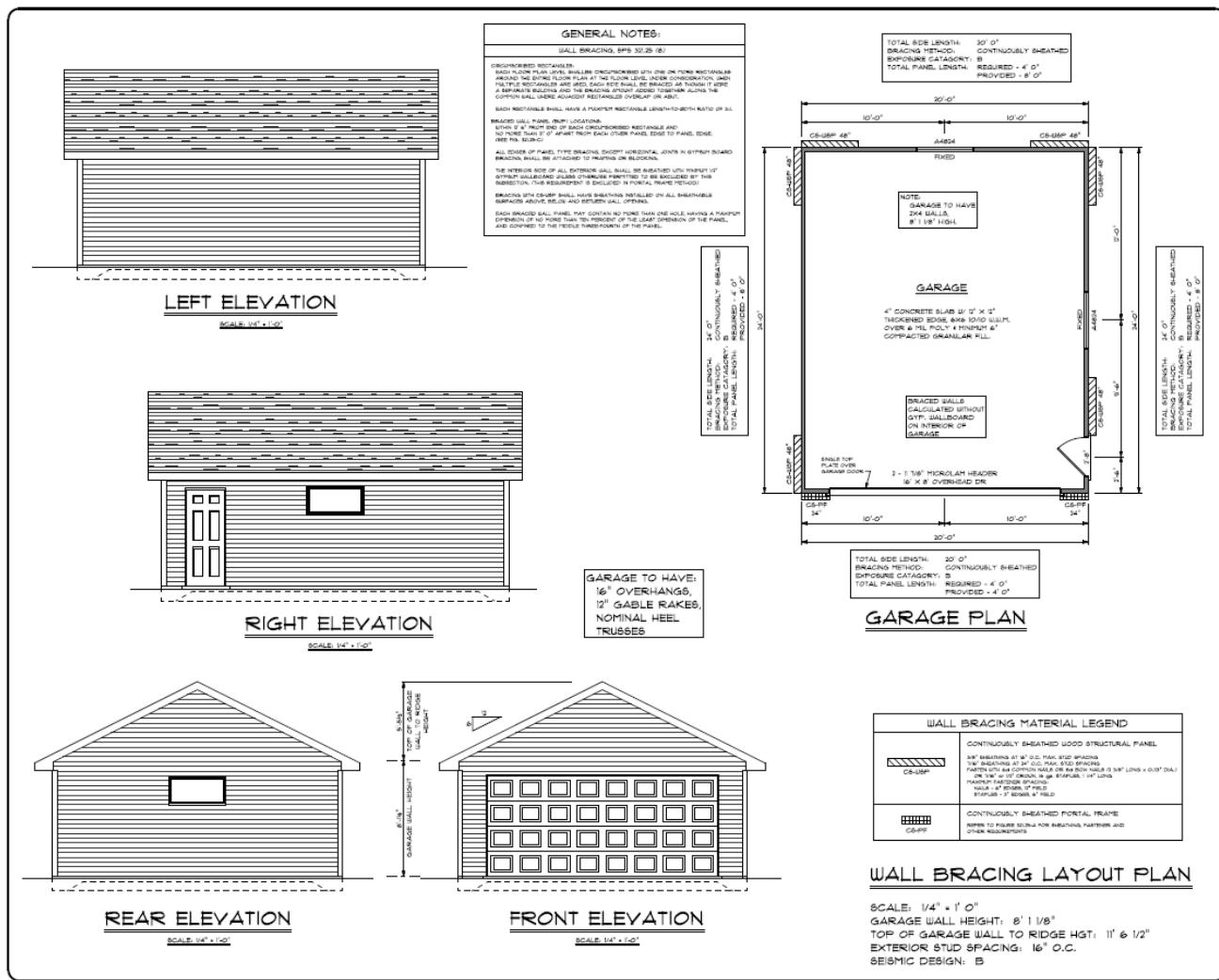
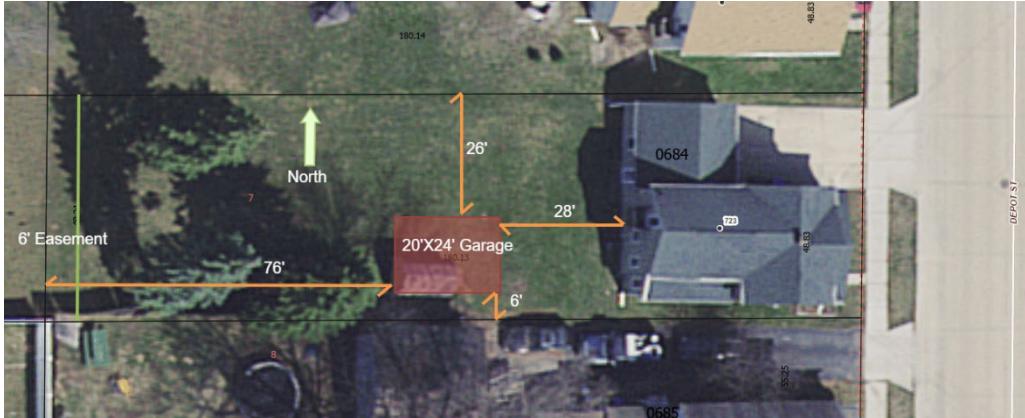
- Detached garages are limited to a maximum height of 16' to the center of the roof trusses over a 4/12
- The maximum area for a detached garage is 960 square feet
- Detached garage cannot be in a front or side yard
- The garage may not occupy more than 30% of the rear yard
- Total lot coverage by all structures shall not exceed 35% of the total lot area
- Garages cannot be closer than 3 feet to any other structure or the property line
- Garages less than 10' from a dwelling require $\frac{3}{4}$ hour firewall protecting the dwelling from the exterior fire source
- The garage cannot be in an easement or over a buried utility line
- In addition to the principal structure/dwelling, 1 detached garage, 1 additional accessory building and 1 children's play structure may be placed on a property

Footings and Foundations

- Detached garages 400 square feet or less require a minimum of a 4" thick floating concrete slab
- Detached garages greater than 400 square feet require a grade beam foundation with a minimum depth and width of 8" with two $\frac{1}{2}$ " rebar
- Finished grade must slope away from the foundation

Construction Requirements

- Refer to [SPS Subchapter VII-Walls](#) and [SPS Subchapter VIII-Roof and Ceilings](#) for framing requirements
- Any structure which is attached to the principal building shall comply with the setback requirements of the primary structure and all UDC construction standards
- The installation of a garage is an allowed accessory under [Section 44-391](#) of the Little Chute Code of Ordinances
- An electrical permit is required for any new electrical installation



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