

## TOWN of HARTFORD

### INFORMATION REQUIRED FOR DETACHED GARAGE/POLE SHED

A detached garage/pole shed is defined as an accessory structure greater than 120 square feet in residential zoning districts.

1. A survey or site plan showing the proposed location of structure as well as other structures on the lot with setback and side yard dimensions shown along with distances to other buildings and structures on the property (pools, decks, well, etc.). Setback requirements depend on zoning districts (See Town of Hartford Zoning Ordinance).
2. A detailed drawing of the structure including floor plan with dimensions (any interior rooms and doors/windows must be shown on floor plan), elevations with dimensions (front and side minimum), wall sections from footing to roof with dimensions and type of material. Truss drawings need to be provided before inspection. Provide with permit application if possible. For Pre-built garden sheds a simple plan or brochure from manufacturer will be ok in place of plans.
3. A Washington County permit self-certification form must be completed and a copy submitted with the building permit application. If any of the questions are answered yes, a permit from Washington County is required. (See Permit sign off self-certification form and self-certification instructions).
4. Completed Town of Hartford building permit application

#### **Minimum Zoning requirements-(Other requirements may apply)**

- Accessory structures are allowed in the rear and side yard only, and must meet setback requirements for zoning district. Setbacks are 7.5' from the side and rear yard. 7.5' from the primary residence.
- Accessory structures 150 sf or less are allowed up to 5' from the side or rear property lines.
- Maximum size is based on lot size
- Maximum height is 25 feet
- Number of accessory structures is based on lot size
- R4 zoning districts do not allow pole shed steel for siding.

#### **Construction requirements**

- Shall be constructed per methods outlined in State of Wisconsin Uniform Dwelling Code (DSPS 321-325)
- If structure is 10' or less from home, a fire rated wall is required.
- Foundations may consist of a continuous floating slab of reinforced concrete with a thickened edge around the perimeter (grade beam) 10" wide and 10" thick with two (2) #4 reinforcement rebar 2" from the top and bottom of the grade beam. Galvanized anchor bolts ½" diameter (or equivalent straps) must be placed 6' on center and within 18" of wall corners with 7" embedment into concrete.
- The floor should be sloped toward exterior garage door opening. Floor drains may be installed per Wisconsin Plumbing code (DSPS 381-384) and may discharge to daylight.
- Electrical, plumbing, and HVAC require separate permits.
- Pole shed plans need post spacing, post footing detail and truss engineering drawings.