



## **REQUIREMENTS for ACCESSORY STRUCTURES**

### **REQUIREMENTS: ARE BASED ON THE SIZE OF YOUR STRUCTURE**

- Work will not begin until all required information is submitted to the Building Inspector and a Building Permit is issued.
- It shall be unlawful to commence work prior to obtaining a permit required under Chapter 7, (Town of Grafton Ordinance No. 2015-08). **Quadruple fees may be charged in the event work has commenced before the issuance of any required permit.**
- Work will be done according to the conditionally approved plans and according to SPS 320-325 Residential.

#### **ACCESSORY STRUCTURE over 576 sq ft**

- Plan Commission approval required to build
- Must meet zoning requirements
- Please submit one (1) hard copy (minimum of 11 x 17) and one (1) electronic copy to the Town Clerk at least 15 days before the Plan Commission meeting of the following:
  - Building plan and Plat of property showing where building will be built
  - A narrative describing the color of the building and your purpose use of the building
- Once Plan Commission has approved the building, you will then submit a Building permit & permit fees

#### **ACCESSORY STRUCTURE under 576 sq ft**

- Submit documents required to Building Inspector & pay permit fees

**ALL ACCESSORY STRUCTURES** – Approval must be obtained from Ozaukee County Land & Water - (262-284-8313), if property is within Shoreland Zoning, 300' of Milwaukee River or 1000' of Lake Michigan

#### **ACCESSORY STRUCTURE DOCUMENTS REQUIRED**

- Copy of Structure plans (minimum 11 x 17)
- Copy of Certified Survey
- Copy of Sanitary and/or Zoning Permit from Ozaukee County (262-284-8313), (as applicable)
- Completed Building Permit application with estimated cost
- Completed Electrical, HVAC & Plumbing permit applications - (as applicable -see permits for fees)

#### **RESTRICTIONS**

- All accessory uses and detached accessory buildings are permitted in the rear and side yard only
- Accessory buildings shall not be closer than twenty (20) feet to principal structure
- 20' from side lot lines
- 25' from back lot line
- 8' from well
- 5' from septic system or holding tank
- 15' from downside of mound (where it meets ground)
- Cannot exceed 42' above finished grade

#### **FOR ADDITIONAL INFORMATION CONTACT:**

**Town Building Inspector - Jason Katz – 414-702-9709**

**Email: [BldgInsp@townofgraftonwi.gov](mailto:BldgInsp@townofgraftonwi.gov)**

**Building Inspector's Office & Inspection Hours: Various**

**Town Office Hours: Monday -Thursday 8:30am – 4:30pm Town Hall Phone (262) 377-8500**

**Town Website: [www.townofgraftonwi.gov](http://www.townofgraftonwi.gov)**