



Accessory Structures

Accessory Structures such as detached garages, sheds and other similar structures are regulated by Section 15.03.28 of the Fort Atkinson Zoning Ordinances.

PERMITTING PROCESS

- Accessory structures 120 sq. ft. or less do not require a permit, unless being placed on concrete or exceeds a 16 ft. height
- Accessory structures greater than 120 sq. ft. require a Building Permit and Zoning Permit
- See Building and Zoning Department for application forms and [online permitting](#)
- Scale drawings and elevations of the proposed building and site plans showing its location on the lot, with dimensions
- Permits applied for after the fact will be charged a double fee.

All accessory structures in Single-Family and Two-Family Residential Districts shall comply with the following standards:

QUANTITY

Each residential lot shall be allowed no more than:

- One accessory structure 120 square feet or less in area is allowed on each residential lot
- Two accessory structures with a maximum of 1000 square feet total and a single building limit of 864 square feet on a lot less than one acre. On a lot greater than one acre the maximum total of square feet allowed may increase on square foot of building per 100 square feet of lot size over one acre. (Single structure maximum 864 Sf)

LOT COVERAGE

All principal and accessory structures shall not occupy more than the maximum permitted lot coverage allowed within the applicable zoning district. See reverse side.

LOCATION

Detached accessory buildings are permitted in the rear yard and side yards only. Detached garages are not permitted in waterfront yards.

DESIGN

Accessory structures shall be constructed of the same or complementary exterior materials as the principal structure on the parcel. In no case shall metal be utilized as a primary building material.

SETBACKS

- Accessory structures 120 square feet or less shall be located a minimum of five (3) feet from the side and rear property lines.

- Accessory structures between 121 and 864 square feet shall be located a minimum of three (3) feet from the side and rear property lines. If located five (5) feet or less a survey is required.

ACCESSORY STRUCTURES, REGARDLESS OF SIZE, SHALL BE LOCATED A MINIMUM OF:

- Five feet from any public easement
- Five feet from any other structures (principal or accessory) (within 10 feet of the principal structure will require fire protection)
- Twenty-five feet from a wetland
- Seventy-five feet from a 100-year floodplain boundary or Ordinary High Water Mark of a navigable waterway, unless otherwise allowed in this ordinance.

HEIGHT

An accessory structure shall have a maximum height of 20 feet.

USE

Residential accessory uses shall be subordinate to the residential use and shall not include a separate residential dwelling unit or involve the conduct of any business, trade or industry except approved home occupations and home offices as defined in this ordinance.

Zoning District	Side Yard Setback	Rear Yard Setback	Lot Coverage
SR-2	3 feet	3 feet	35%
SR-3	3 feet	3 feet	35%
SR-5	3 feet	3 feet	35%
SR-7	3 feet	3 feet	35%
DR-8	3 feet	3 feet	35%
TF-10	3 feet	3 feet	35%
MRL-8*	3 feet	3 feet	35%
MRM-12*	3 feet	3 feet	35%
MRH-30*	3 feet	3 feet	35%

The Lot Coverage % is the total building coverage or footprint of permanent structures on a parcel of land.

*Additional design standards, screening, and parking may be required in these zoning districts.