

City of West Allis Department of Building Inspection & Neighborhood Services
Informational Bulletin

Shed or Other Accessory Structure

Other Than A Garage

(Single and Two Family Properties)

BINS/September 2016

City of West Allis Zoning Code allows single and two family properties to have (1) attached or detached garage, (1) shed and (1) other accessory structure provided that code allowed lot coverage is not exceeded.

Size Restrictions

- The total area (square footage) of all buildings, including a proposed garage, a shed, and/or other accessory buildings, shall not exceed 40% of the lot area, (45% for corner lots) with the following limits:
 - A storage shed or other accessory structure may not exceed 150 feet in area or 12 feet in height and may not have a door exceeding 5 feet in width. Sheds may not be used for vehicle storage.

Location and Setback Requirements

- 60 feet from front lot line
- 3 feet from any side or rear lot line
- 5 feet from any alley
- 10 feet from the dwelling, including any deck or porch
- 2 feet maximum overhang encroachment allowed into required setbacks
- 1 foot minimum clear space between separate detached structures.
- Corner lots have different requirements. Consult with an Inspector for required setbacks.

Construction

- Accessory Structures shall be site-constructed out of treated or naturally decay-resistant wood or masonry, or shall be prefabricated out of plastic or metal.

Base

- All storage Sheds shall have a concrete, asphalt or masonry paver base. Prefabricated storage sheds sixty-five (65) square feet or less, which have a prefabricated floor, shall be permitted to be installed per the manufacturer's installation specifications, which may or may not include a base.

Anchoring

- All Accessory Structures shall be anchored to a base or otherwise secured to prevent upheaval or overturning during a wind, flood or other event.

Rodent Harboring

- All Accessory Structures shall be constructed and maintained to prevent rodent harboring inside the structure or underneath the structure, base or floor.

Permits

- All Accessory Structures that are one hundred and fifty (150) square feet or less do not require a building permit.

Electrical Permit and Inspections

- If the shed or accessory structure will be equipped with electrical service, an electrical contractor will be required to obtain a permit and both a rough-in and a final inspection.

This informational bulletin is not intended to be a design manual. It is intended to provide general requirements for size, location, construction, permit application submittal and inspection requirements. This bulletin is not intended to address all aspects of the construction process. If you have questions concerning accessory building construction contact Building Inspection & Neighborhood Services at (414)302-8400.

City of West Allis Department of Building Inspection & Neighborhood Services

7525 W. Greenfield Ave., West Allis, WI, bldginsp@westalliswi.gov

Phone: (414)302-8400 Fax: (414)302-8402

