

# RESIDENTIAL DETACHED GARAGE REQUIREMENTS

Garages Constructed in side yards must provide the same front, side and rear yard property line setbacks as the principal building or residence (min. 25' front yard setback, min. 7' side yard setback, and min. 20' rear yard setback).

Garages in the rear yard must provide a min. 3' setback from alleys, rear and side yards, and min. 60' front yard property line setbacks.

Garages constructed on corner lots must provide a minimum 25' setback from the property line at both streets and a minimum 3' setback from the rear and side yard property lines.

Garage dimensions and sizes are limited to one story and may not exceed 30% building coverage on the lot. Maximum size is 1,400 square feet if lot coverage is not exceeded. Maximum building height is 18', with a maximum side wall height of 10'. A minimum 5' setback from any structure is required with a hour-hour fire resistant wall. A minimum 10' setback from any existing building is required without a fire resistant wall.

Detached garages are not permitted on vacant lots or in front yards.



## LOCATION AND DIMENSIONAL SPECIFICATIONS

DEPARTMENT OF  
BUILDING INSPECTION

144 West Second Street  
P.O. Box 890  
Kaukauna, WI 54130



T | 920.766.6325    E | [buildinginspector@kaukauna.gov](mailto:buildinginspector@kaukauna.gov)

# PERMIT PROCEDURES

A permit is required to build a garage or car port. You may obtain a garage permit at the Municipal Services Building or by visiting our website - [kaukauna.gov/departments/building-inspection/](http://kaukauna.gov/departments/building-inspection/). The permit fee is **\$100 for a detached garage and \$60 for a storage shed**.

Be prepared to indicate lot size, garage location and structural materials to be used.

A site plan, drawn to scale (1/8" per 1' recommended) showing all lot dimensions, all existing buildings and proposed garage dimensions, setbacks, north direction, street right of ways, easements, and all other pertinent information. A lot survey is beneficial and in some cases may be required to obtain a permit.

Indicate the total cost of the job, including materials and labor.

Upon approval by the Building Inspector, a permit may be issued.

The owner or contractor must contact the Building Inspector at 920.766.6325 prior to pouring the concrete slab. If footings are required, an inspection must occur before the footings are poured.

The owner or contractor must contact the Building Inspector after the rough carpentry is completed and prior to the beginning of the finish carpentry.

Upon completion of the finish carpentry work, the owner or contractor must contact the Building Inspector for a final inspection.

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## TYPICAL SITE PLAN FOR GARAGE IN REAR YARD

Slab and Grade Beam – Min. grade beam dimensions are 8" thick by 12" wide with a min. 4" thick concrete slab or other non-combustible materials which are impermeable to petroleum products.

Base Plate – Decay resistant 2" x 4" nominal lumber single plate anchored to grade beam with min. 1/2" dia. bolts, max. 6' on center and min. 18" from corners.

Wall Stubs – 24" maximum spacing.

Top Plate – 2" x 4" nominal lumber double or single plat if rafters/trusses are placed over studs and wall corners are tied.

Roof Rafters – Minimum 2" x 6" nominal lumber at 24" maximum spacing.

Collar Ties – Stick framed roof rafters require collar ties in upper and lower one third of roof with maximum 48" spacing.

**NOTE:** Structural dimensions listed here are code restrictions. Specific structural conditions must be determined by the owner or contractor and approved by Building Inspection.