

**VILLAGE OF PADDOCK LAKE
DETACHED GARAGES, SHEDS, AND ACCESSORY STRUCTURES**

**BUILDING PERMIT AND ZONING PERMITS SHALL BE
OBTAINED PRIOR TO CONSTRUCTION OF DETACHED
GARAGES, SHEDS, AND ACCESSORY STRUCTURES**

I. BUILDING PERMIT ISSUANCE

A. The following items shall be submitted to the Building and Zoning Department

1. A site plan – showing the proposed and existing structures and their distance to lot lines. (See site plan information sheet and sample site plan attachment).
2. A side or cross section – showing the proposed type of building materials to be used. (See sample of typical section plan attachment).
3. Two complete sets of construction blueprints or building plans.
4. Application (Zoning and Building Permit).
5. A survey.
6. An electrical layout plan to include the sub panel.

B. Check Zoning District regulations and restrictions for your property.

C. Building Permits will require three to ten working days to process.

D. When Building Permit is issued, it may encompass all the following items, as applicable:

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| 1. Structural | 4. HVAC |
| 2. Electrical Permit | 5. Plumbing permit, sanitary sewer connections are not allowed in detached accessory structures. |
| 3. Zoning Permit | |

E. Permit costs.

NOTE: FEES TRIPLE IF WORK HAS STARTED WITHOUT PERMITS.

- F. No plumbing fixtures are allowed in detached garages.
- G. It is the responsibility of the owner, or contractor, to call the Village of Paddock Lake for required inspections. (Minimum of 24-hour scheduling notice required.) Note: The detached garage, or shed, shall not be made use of until a final inspection has been performed.

II. SITE PLAN REQUIREMENTS

- A. The following items shall be shown on the site plan:
 - 1. Accessory structures shall be situated in side or rear yards only, not in front street yards.
 - 2. Dimensions of lot.
 - 3. Location and dimensions of all existing and proposed structures on lot.
 - 4. Setback distances from all lot lines, shorelines, and wetlands to structures and driveways. Distances shall be measured from the edge of the street right of way(s) and property line side and rear lot lines.
 - 5. The shoreyard setback, 50 feet from the ordinary high water elevation mark of any stream, creek, lake, or pond, if applicable as of January 2004 subject to change.
 - 6. Distance from septic, or holding tank, and seepage field to proposed and existing buildings and lot lines.
 - 7. The location of any wetlands or the 100 year occurrence interval floodplain limits, if applicable.
 - 8. Location of well and distance to all structures.
 - 9. Height of structure from grade to the peak of the roof.
 - 10. Amount and location of fill indicated by inches or feet over the area to be filled.
 - 11. The site plan must be drawn with a recognized architect or engineering scale and include a north arrow.
 - 12. Use of each structure.

NOTE: STREET RIGHT-OF-WAY IS PROPERTY BOUNDARY LINE.

III.

- A. Side view section shall show size of lumber to be used on center spacing of walls and ceiling members type of insulation, etc. (Attached is a sample side view.)
- B. All bottom sill plates in contact with cement shall be pressure treated.
- C. All detached garages, sheds, and accessory structures shall comply with village code.
- D. Detached garages shall be designed so as to match the general design of the surround structures.
- E. Accessory structures under 150 square feet may be placed on wood floor structures, piers, or blocks.
- F. Accessory structures 151 square feet and up shall be placed on a concrete slab.
- G. Accessory structures not bolted to cement slabs shall be firmly and permanently anchored to the ground.

NOTE: DETACHED ACCESSORY STRUCTURES (SHEDS, GARAGES, GAZEBOS, ETC.) SHALL NOT BE PLACED IN THE FRONT YARD AS DEFINED IN ORDINANCE 12.

NOTE: IN ACCORDANCE WITH VILLAGE ORDINANCE – POLE BUILDINGS ARE NOT PERMITTED.

SEE ATTACHED CROSS SECTION EXAMPLES AND SITE PLAN EXAMPLES.

NOTE: DETACHED ACCESSORY STRUCTURES (GARAGES) ARE ALLOWED TO HAVE FLOOR DRAINS PROVIDED THAT THE DRAIN IS A SOLID BOTTOM SEDIMENT TRAP TYPE AND ALSO THAT THE DRAIN TERMINATES TO THE OUTSIDE OF THE STRUCTURE, DISCHARGE ON THE TOP OF THE GROUND AND DO NOT CREATE A NUISANCE.

AT THIS TIME THE VILLAGE ZONING ORDINANCE SECTION 12.03 ALLOWS FOR ONLY ONE DRIVEWAY. A SECOND DRIVEWAY WILL NOT BE ALLOWED.

DETACHED GARAGES SHALL NOT BE USED FOR HUMAN HABITATION.

DETACHED GARAGES SHALL NOT BE USED FOR A BUSINESS.

SITE DEVELOPMENT FOR ACCESSORY STRUCTURES MAY BE SUBJECT TO THE VILLAGE GRADING AND DRAINAGE ORDINANCE.

DETACHED ACCESSORY STRUCTURES SHALL NOT BE EQUIPPED WITH SOLID FUEL BURNING APPLIANCES (WOOD BURNING STOVES).

except residential districts, but shall not exceed ten (10) feet in height and shall be of an open type similar to woven wire or wrought iron fencing.

(f) Accessory Uses. For purposes of this Ordinance accessory structures shall include detached garages. Accessory uses and accessory structures may modify yard requirements in the following manner:

(1) Accessory uses and detached accessory structures one hundred fifty (150) square feet or less in area may be located only in a side yard or rear yard provided that they are at least ten (10) feet from a principal structure; at least four (4) feet from any lot line; not intended for human habitation or animal shelter; and shall not exceed sixteen (16) feet in height. The four (4) foot setback requirement of the Village of Paddock Lake Building Code does not apply to accessory structures which are one hundred fifty (150) square feet or less in area.

(2) Detached accessory structures between one hundred fifty-one (151) square feet and seven hundred twenty (720) square feet in area may be located only in a side yard or rear yard provided that they are at least ten (10) feet from a principal structure; at least five (5) feet from the lot line; and not intended for human habitation or animal shelter; and shall not exceed sixteen (16) feet in height. The four (4) foot setback requirement of the Village of Paddock Lake Building Code does not apply to accessory structures which are one hundred fifty (150) square feet or less in area.

(3) Detached accessory structures greater than seven hundred twenty (720) square feet in area, but no greater than one thousand two hundred square (1,200) feet in area, may be located only in a side yard or rear yard provided that they are at least ten (10) feet from a principal structure; at least ten (10) feet from any lot line; not intended for human habitation or animal shelter; and shall not exceed twenty (20) feet in height. The four (4) foot setback requirement of the Village of Paddock Lake Building Code does not apply to detached accessory structures between seven hundred twenty (720) square

feet and one thousand two hundred (1,200) square feet in area. Furthermore, detached accessory structures greater than seven hundred twenty (720) square feet in area may be located in the following zoning districts: R-1 Single-family Residential district, R-2 Single-family Residential district, R-3 Single-family Residential district, Rd-1 Two-family Residential district.

(4) Detached garages of masonry construction which are between one hundred fifty-one (151) square feet and seven hundred twenty (720) square feet shall not be less than five (5) feet from any residential building as provided for in the Village of Paddock Lake Building Code. Detached garages of masonry construction which are not between one hundred fifty-one (151) square feet and seven hundred twenty (720) square feet in area shall be governed by all of the other provisions set forth in this Section.

(5) Accessory uses and detached accessory structures on lots and parcels within the shoreland jurisdiction shall not extend into the required shore yard unless otherwise specifically permitted by this Ordinance.

(g) Essential services. Essential services, such as utilities, electric power and communication transmission lines are exempt from the yard and distance requirements of this ordinance.

(h) Landscaping. Except as noted herein, landscaping and vegetation are exempt from the yard requirements of this ordinance.

(I) Awnings and canopies. Awnings and canopies are not to exceed three (3) feet into any yard.

(j) Balconies. Balconies are not to exceed six (6) feet into any yard and not closer than three(3) feet into any lot line.

(k) Bay windows. Bay windows are not to exceed four (4) feet into any yard.

(l) Boathouse. A boathouse accessory to residential uses used strictly for the storage of boats and water related recreational accessories to be used by the owner or occupant of any given parcel may be located within a shore yard but shall not be closer to a lake, stream, pond, or

