

DEPARTMENT OF PUBLIC WORKS

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TO: Municipal Services Committee

FROM: Kurt W. Craanen, Inspections Supervisor *KWC*
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SUBJECT: Update to Section 4-141 of the Municipal Code

DATE: June 21, 2021

In order to maintain the residential character of the City's neighborhoods, staff recommends the prohibition of pole buildings and metal shipping containers for use as storage sheds. These types of storage buildings are becoming an inexpensive alternative to traditional storage shed construction. Staff believes allowing these types of buildings will have a negative impact on the City's neighborhoods.

Sec. 4-141. Garages and accessory buildings.

(a) *Unattached.* Unattached one- or 2-family accessory buildings shall be constructed on concrete slabs and shall conform to UDC and American Concrete Institute (ACI) standards. No concrete slab shall be required for accessory buildings where the structure does not exceed one hundred (100) square feet in area and the building is securely anchored. Accessory buildings less than fifty (50) square feet are exempt from permits, however must comply with all zoning ordinance standards. Unattached accessory buildings shall maintain a fire separation distance that meets UDC standards. All one- or 2-family unattached buildings with overhead doors shall have at least one exit door that is a minimum of 32" in width. The overhead door shall not be used as an exit door. Accessory buildings that are 150 square feet or larger are considered a garage for the purposes of this section.

(b) *Wall brace plans.* Wall brace plans are required for accessory buildings greater in width or length than twelve (12) feet. Wall brace plans must meet UDC standards. Exterior walls and roofs shall meet UDC standards for design, structural requirements and covering. Stairs or stairways, handrails, guardrails or elevated areas inside and outside of the accessory building shall meet UDC standards.

(c) *Attached.* Attached garages, carports and shelters that are connected to a residence shall have footings and foundations to the established frost line. Attached garages with exterior siding shall be framed to meet all general requirements. Floor drains in garages shall not connect to the foundation drain tile or a clear water sump. Attached carports and unheated shelters that are designed to compensate for movement or flexing and meet all other general requirements may be erected or installed on concrete slabs without frost walls and footings, provided that detailed drawings of design and method of construction are submitted with the permit application.

(d) *Construction time frame.* Unattached garages or accessory buildings must be completed within one (1) year from the date that the building permit is issued. Failure to complete the construction of garages and accessory buildings will require a new permit. The permit fee for additional permits will be double the original permit fee.

(e) *Garage door required.* All attached and detached garages, excluding carports, must have an operating garage door.

(f) **Prohibited Accessory Buildings.** Pole buildings and metal shipping containers are prohibited in residential zoning districts.

The Department of Public Works recommends approval of the changes to Section 4-141 of the Municipal Code of the City of Appleton.

cc: Nicholas VandeCastle