Items to consider when proposing a garage on vacant land (No Primary Dwelling Built)

- Any detached accessory structure cannot contain living quarters or any features that indicate human habitation.
    - **Accessory structures shall not be designed for or used for human habitation, including but not limited to; lounging, cooking, eating, sleeping, bathing or any form of human habitation, occupancy or living purposes, even if on a temporary or incidental basis.**
- Floor plans required.
- Garages built prior to Primary dwelling cannot contain plumbing or water service.
- If lot is under 5 acres Soil evaluation is required prior to issuance of land use permit. This determines and sets aside a future septic system location.
- If the property contains multiple lots & is only combined for tax purposes the proposed structure must meet the required setbacks to the interior lot lines or a retracement survey is to be completed to eliminate the internal lot lines. Accessory structure Setbacks are: 5' if lot width is less than 100' 7.5' if lot width is 100'+
    - ***If Living quarters/Human Habitation are being proposed the structure would need to be designed as a primary dwelling, (minimum 700 sq. ft. of living space and built to UDC Specs). We only permit ONE primary dwelling per parcel.***

14.402 Accessory Structures

Accessory structures which are customarily incidental to and compatible with permitted principal structures and uses shall be permitted subject to the district regulations and as described below:

(a) Accessory structures shall not be permitted until its associated principal structure is present or under construction, *except that one accessory storage building may be permitted prior to the erection of a principal structure, provided the following requirements are met*: (amended Ord. 3066-15; Ord. 3117-15; Ord. 3172-16)

(1) Side wall height: The height of the highest side wall of an accessory structure shall not exceed 18 feet unless a conditional use permit is approved by the Board of Adjustments.

(2) There shall be no patio doors or other non-standard garage window glazing in the building.

(3) There shall be no water service, sanitary waste disposal connected to the accessory building.

(4) Accessory buildings located on rural residential, agricultural or forestry type zoning district used for general farm use and airparks shall be exempt from this standard.

(5) Parcels less than 5 acres shall require a soil and site evaluation report be filed in the Oconto County Zoning Department defining an area to be preserved for a future POWTS sized for a typical 3 bedroom dwelling in compliance with Section 12.106 (c) of the Oconto County Sanitary Ordinance

(6) Preserved principal structure area: Parcel site plan shall show location of a compliant and accessible buildable lot area of not less than 1000 sq ft. The designated area shall be preserved for a future principal structure. If necessary due to limited buildable area, the preserved principal structure area may be utilized for an accessory structure until the principal structure is proposed to be placed on the parcel.

(7) Site plan shall include an interior floor plan of the accessory structure.