



Sheds used as tool or storage sheds, or other similar uses, no longer require a building permit provided the floor areas does not exceed 150 sq. ft. and are at least 3 ft. from the property line. All other requirements apply.

If you have questions as to whether you will need a building permit, please call (414) 286-8210 for more information.

If your shed will need a permit, you must submit plans for your new or replacement storage shed before a building permit can be issued. The plans will be examined by a plan examiner to ensure they conform to Milwaukee building and zoning codes.

### **Plan evaluation**

Here are some of the items the plan examiner looks for when evaluating plans:

- ❑ Detached structures, such as storage sheds and garages, may occupy no more than a certain percentage of the lot. In most districts they can occupy 15% of the lot. Contact the Development Center at (414) 286-8210, to find out what is allowed for your property. Garages that are attached to the house are not counted.
- ❑ Sheds must be located in either the rear or side yard, at least 18” from the property line, measured from the wall of the shed. The overhang may project 6” into the required setback of 18”.
- ❑ A shed may be as close as 3 feet from a house when the walls are covered with one-hour, fire-resistant drywall. Otherwise, a shed must be at least 10 feet from any house (yours or your neighbor’s).
- ❑ A shed must be built on a hard surface. Approved hard surfaces include concrete as least 3 inches thick, 2 inches of macadam laid on 3 inches of gravel, or patio block laid on 3 inches of gravel.

### **Submitting plans**

Walk-in service is available for the review of storage shed plans.

Check <http://city.milwaukee.gov/permits> for current hours. Because we cannot predict the number of customers who will arrive for walk-in service on a given day, you may need to wait for service.

You need to bring the following materials with you:

- 1) A certified survey of your property that shows where the shed will be located, OR a scale drawing or site plan that shows your property and where the shed will be located. The drawing should also show the size and location of any detached garage.
- 2) A scope of work or plan for the shed, drawn to scale, that describes:
  - ❑ The dimensions of the shed and the overall height.
  - ❑ The foundation or pad on which the structure will be built.
  - ❑ Whether the shed is a purchased kit or is going to be custom built. If it is a kit, please provide copies of any information you receive. If it is custom built, provide a diagram showing wall framing, roof framing, etc.
  - ❑ Cost of the storage shed.

### **Fees**

[Click here](#) for fee information for plan review and permits.

For structures larger than 150 square feet contract the Development Center at (414) 286-8210.

### **Associated permits**

If you need to demolish an old shed or garage, you may also be required to take out a demolition permit. An electrical permit is required if you run electrical service to the shed. If your home is located in a locally-designated historic district, you need a certificate of appropriateness from the Historic Preservation Commission before you build.

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