

CITY OF MONROE
REQUIREMENTS FOR BUILDING A DETACHED GARAGE OR SHED
RESIDENTIAL ACCESSORY BUILDINGS

SIZE AND PLACEMENT

Maximum Area: 864 square feet

Maximum Height: 18 feet

Minimum Setbacks:

- Front Setback: even with or behind the principal structure
- Side Setback: 2 feet
- Rear Setback: 6 feet

Accessory buildings such as garages and sheds must be located in the side or rear yard only.

Accessory buildings located in the street side yard on corner lots must meet the street side setback for principal buildings. Garages on corner lots may be eligible for alternate placement if the property owner can demonstrate that physical conditions of the lot require the garage to be placed in a different location. Contact the Zoning Administrator for more information.

Accessory buildings should be 10 feet from a residential dwelling unit on the same lot.

No accessory building or combination of accessory buildings may occupy more than 30% of the gross lot area.

All accessory buildings 80 square feet or larger must have a foundation or concrete slab.

If the new garage or shed would result in the lot having less than 40% landscaped surface area (i.e. grass, plantings, or similar), please contact the Zoning Administrator for more information about landscaped surface ratio requirements.

Driveways must be 5 feet from side lot lines.

Attached garages must meet setbacks for principal buildings. Contact the Zoning Administrator for more information.

OBTAINING A PERMIT

A detailed sketch of where your garage or shed will be located is necessary for a building permit. Included in the sketch should be the distance from the lot lines, the position of front of the house, and the relationship to the house on the lot. Once a permit is issued, work may begin. It is necessary to display the permit where it can be seen from the street until the project is finished. A template for a sketch plan is available [here](#).

A utility shed under 80 square feet does not require a permit, however, all setback requirements must be met. A sketch plan is also required.

FEES

New construction of a garage is \$0.15 per square foot. The cost for an accessory shed (not used for storing vehicles) is \$100.00.

INSPECTIONS

It is your responsibility to call for an inspection as required by your permit. Please contact the Building Inspector's Office at (608) 329-2518.

This is a summary of zoning requirements provided as a convenience. It does not include all possible requirements that may apply in a given situation. Where there are conflicts between this summary and the zoning ordinance and/or other City regulations, the zoning ordinance and/or other City regulations shall prevail.