

- Pool Houses & Cabanas -

An accessory structure such as a pool house or cabana is regulated by 17.0209 of Pewaukee's Zoning Code. A summary of these regulations is below.



W240 N3065 Pewaukee Road
Pewaukee, WI 53072

 www.cityofpewaukee.us

Permitting Process

- ◆ A pool house/cabana 120 sq. ft. or less requires a **Zoning Permit**
 - ◆ Accessory structures greater than 120 sq.ft. requires a **Building Permit**
 - ◆ See Building Services Department for application forms and **online permitting**
 - ◆ Scale drawings and elevations of the proposed building and site plans showing its location on the lot, with dimensions
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- ✓ Upon submission and review, if the proposed structure meets all building and zoning requirements, it will be approved administratively by the Building Inspector and Zoning Administrator.

Building Services

 Buildingservices@pewaukee.wi.us

 262-691-9107

All accessory structures in Single-Family and Two-Family Residential Districts shall comply with the following standards, unless otherwise specified under Section 17.0209(2) detailed standards for specific uses and structures.

General Standards

Lot Coverage & Quantity

All principal and accessory structures shall not occupy more than the maximum permitted lot coverage allowed within the applicable zoning district.

The total area of all permitted accessory structures as listed within this ordinance shall not occupy more than 40% of the side rear yards.

Location

No detached accessory structure shall be located within the street yard, front yard, or corner side yard.

Double Frontage Lots: Accessory structures are allowed within the arterial street side of double frontage lots.

Pewaukee Lake Lots: Lots abutting Pewaukee Lake or its tributaries shall be considered double frontage lots and accessory structures shall be allowed on the street and water side of said lots.

Accessory structures shall be oriented so as not to block all view of water bodies and/or other common private or public open space from existing principal residences located on adjacent parcels.

Pool Houses and Cabanas

Setbacks

Accessory structures 120 square feet or less shall be located a minimum of five (5) feet from the side and rear property lines.

Accessory structures between 121 and 200 square feet shall be located a minimum of ten (10) feet from the side and rear property lines.

Accessory structures exceeding 200 square feet shall meet the same minimum setbacks as principal buildings of the zoning district.

Accessory structures, regardless of size, shall be located a minimum of:

1. Five (5) feet from any public easement
2. Ten (10) feet from any other structures (principal or accessory)
3. Twenty-five (25) feet from a wetland
4. Seventy-five (75) feet from a 100-year floodplain boundary or Ordinary High Water Mark of a navigable waterway, unless otherwise allowed in this ordinance.

All structures shall be a minimum of ten (10) feet from pool.

* In no case shall an accessory structure be required to meet a greater setback than required for the principal structure

Height. An accessory structure shall have a maximum height of eighteen (18) feet.

Design. Accessory structures shall be constructed of the same or complementary exterior materials as the principal structure on the parcel. In no case shall metal be utilized as a primary building material.

Residential Accessory Structures and Uses Pool House and Cabana Requirements

- Shall be setback in accordance with 17.0209(1)(d).
- Shall count towards the maximum quantity of structures allowed under 17.0209(1)(a).
- Shall not be used, rented, or leased as a dwelling or residential unit or for overnight habitation.

Zoning District	Street Yard Setback	Side Yard Setback	Rear Yard Setback	Lot Coverage***
Rs-1	50 feet	30 feet	35 feet	2.5%
Rs-2	45 feet	25 feet	35 feet	6%
Rs-3	45 feet	20 feet	35 feet	10%
Rs-4	40 feet	20 feet	35 feet	25%
Rs-5	40 feet	15 feet	35 feet	30%
Rs-6	30 feet	12 feet	35 feet	30%
Rs-7	30 feet*	See Below	35 feet**	30%
Rd-1	40 feet	20 feet	30 feet	35%
Rd-2	40 feet	20 feet	30 feet	40%

- * The street yard setback may be reduced to the average of the yards on each side within the same block but to not less than 20 feet.
- ** The rear yard may be reduced to 20 feet unless adjacent to a designated 100 year recurrence interval (base flood) floodplain (See 17.0435 and 17.0436).
- *** **The total building coverage** or 'footprint' of permanent structures* on a parcel of land located within 1,000 feet of a lake of the state shall be:
 - + No more than 20 percent of the total area of a parcel located within 300 feet of the OHWM or base flood elevation of a lake, whichever is greater; and,
 - + No more than 30 percent of the total area of a parcel located between 300 and 1,000 feet of the OHWM or base flood elevation of a lake, whichever is greater.
 - +**The total building coverage** or 'footprint' of permanent structures* on a parcel of land located within 300 feet of the OHWM or base flood elevation of a navigable stream, whichever is greater, shall be no more than 20 percent of the total area of the parcel.

See [Section 17.0436\(d\)](#) for mitigation opportunities

SIDE YARD SETBACK REDUCTION ON EXISTING PARCELS IN THE Rs-7 ZONING DISTRICT

Lot Width*	Min. Side Yard	Lot Width*	Min. Side Yard
110 feet or more	20 feet	60-69.9 feet	9 feet
100-109.9 feet	15 feet	55-59.9 feet	8 feet
90-99.9 feet	12 feet	50-54.9 feet**	7 feet**
80-89.9 feet	11 feet	45-49.9 feet**	6 feet**
70-79.9 feet	10 feet	44.9 feet or less**	5 feet**

- * Average lot width, lot width as defined herein or lot width at the prescribed street building setback, whichever is less restrictive.
- ** Residences on these lots that are over one story in height must have side yard setbacks of at least eight (8) feet.