



Deck- Zoning Code Requirements

City of Oshkosh Planning Services Division

Zoning Code Guide:

This guide was developed to help direct you through the zoning process. Following the steps below will help to eliminate possible delays in obtaining your zoning permit approval.

1. Provide a Site Plan

The plans shall be drawn at 1 inch = 20 feet or larger scale and shall include the following (see the sample site plan). Blank site plans may be purchased at the Planning Services counter for a fee. Please include on your site plan:

- All existing structures on site.
- Property lot lines.
- Location of proposed structure(s).
- Dimensions of proposed structure(s).
- Distance (setbacks) proposed structure(s) are from property lines and other structures.
- Location, dimension and purpose (i.e. water, sewer, etc.) of all known easements.

2. Other Information

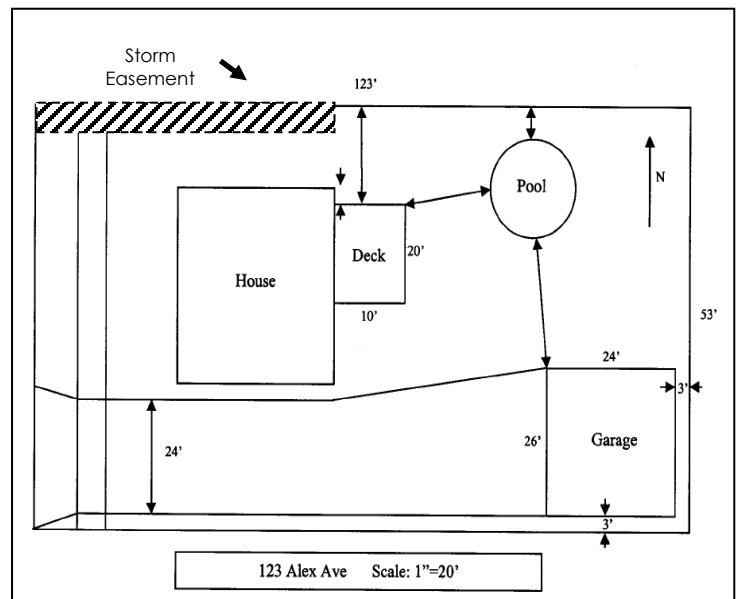
With the site plan other information that may be required :

- Materials used
- Height of structure(s)
- Elevations (if applicable)

3. Apply for the Permit

Please plan ahead to apply for your permit. We suggest that you apply for the permit 2 weeks prior to wanting to start construction. The Planning Services Division is located at 215 Church Ave, Oshkosh Room 204, Level 2 and open Monday– Friday 8am to 4:30pm.

Sample Site Plan



If you have questions please feel free to contact the
 Planning Services Division at (920) 236-5059.
 Web Site: www.ci.oshkosh.wi.us



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Zoning Code Requirements:

Definition: A deck is an uncovered and open platform built above grade and attached to a principal or accessory building, typically supported by pillars or posts. Decks are considered to be part of a building or structure. Setbacks shall be measured from the outermost portion of the deck.

Decks shall be constructed on a building's rear façade / elevation or on an interior side elevation not visible from the street. Decks on side elevations will be permitted if it can be shown that they are characteristic of the house's overall architectural style, subject to exterior design standards-see Article VIII, Section 30-241 (C)(3). Decks are also permitted on corner-side elevations of corner lots facing a lake, park, or other amenable feature. Decks shall be designed to be consistent and compatible with a house's architectural style and include elements such as posts, railings and balusters, and be constructed in cedar, cypress, redwood, or appropriate composite materials such as wood sawdust or material composite / high density polyurethane plastic (HDPE), plastic and aluminum. Decks constructed in pressure-treated lumber, shall be painted or stained, after a curing / drying period of no greater than 18 months.

Decks located **within** 5' of the Principal Structure (House) shall meet the following setback requirements:

Front / Street Yards:	25 feet	*Note: Corner lots have 2 front yards
Rear Yard:	20 feet	
Side Yard:	3 feet	

The above setbacks are for decks that are greater than 12 inches above grade and located within 5 feet of the principal structure. In no case can the proposed deck project any farther into the required setback areas than the principal structure.

NOTE: Decks less than 12 inches above grade may project within 3 feet of the side lot line however they must still meet all other setback requirements.

Decks located **further** than 5' from the Principal Structure (House) shall meet the following setback requirements (the deck must be located behind the front plane of the principal structure):

Front / Street Yards:	25 feet
Rear Yard:	5 feet
Side Yard:	5 feet

NOTE: Decks less than 12 inches above grade may project within 3 feet of the side lot line however the rear lot line must meet the 5 foot setback.



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1 & 2 Family Deck Regulations		SR-2	SR-3	SR-5	SR-9	DR-6	TR-10
Within 5' of the House	Min Side Yard Setback	10'	10'	7.5'	5'	7.5'	7.5'
	Min Rear Yard Setback	30'	25'	25'	25'	25'	25'
	Min Setback to Detached Structures	5'	5'	5'	5'	5'	5'
5' or more from the house	Min Side Yard Setback	3'	3'	3'	3'	3'	3'
	Min Rear Yard Setback	5'	5'	3'	3'	3'	3'
Min Interior-Side Setback (Corner Lots)		30'	25' (Can reduce to 12' if Side setback maintained)	25' (Can reduce to 12' if Side setback maintained)	25' (Can reduce to 12' if Side setback maintained)	25' (Can reduce to 12' if Side setback maintained)	25' (Can reduce to 12' if Side setback maintained)