

# New Single-Family Detached Residence

Residential Permit  
Village of Weston/ETZ



4747 Camp Phillips Rd  
Weston, WI, 54476

**FULL COMPLETION OF THE ONLINE EVOLVE APPLICATION IS REQUIRED**

## New Single Family Detached Residence

*Single Family Detached Residence* – A dwelling unit designed for an occupied by not more than one family and having no roof, wall, or floor in common with any other dwelling unit and located on an individual lot.

### ONLINE EVOLVE APPLICATION

All building permits are applied online through the Village of Weston’s online portal, Evolve. You can access this portal at [www.westonwi.gov/epermits](http://www.westonwi.gov/epermits). You will need to create an account before applying for a building permit.

To apply, you will need to click on “Permit Application” on the left side of the page.

- Under Category, select Residential Building.
- Under Type, select New Home.

### BUILDING PERMIT REQUIREMENTS

Does the site plan include the components listed below?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Has the site plan been uploaded into Evolve?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Do the building specifications include the components below?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Have the building specifications been uploaded into Evolve?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Have the 2009 IECC & 2009 WIUDC ResChecks been uploaded into Evolve?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Has the Drainage Specification Worksheet been uploaded into Evolve?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Has the Occupancy Surcharge been uploaded into Evolve?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Has the drainage plan been uploaded into Evolve?	<input type="checkbox"/> Yes	<input type="checkbox"/> No

**Site Plan Required.** A site plan is an aerial view of the property laying out all structures and dimensions of the lot. The site plan shall show the following features: subject site with lot dimensions, parcel lines, buildings, uses, fences, and other structures; driveways; water ways, wetlands and floodplain boundaries; existing front, interior, rear yard setbacks; and distance from house.

**Building Specifications** including the cross sections for the wall, trusses and headers, grade beam details, concrete slab specifications or footings; floor plans showing all windows and doors, siding and roofing material, elevations

Zoning District	Front Setback (ft)	Street Side Setback (ft)	Interior/Rear Setback (ft)	Hard Surface Interior/Rear Setback (ft)	Hard Surface Front/Street Setback (ft)	Minimum Building Separation (ft)	Maximum Building Floors & Height (ft)
AR, RR-5, RR-2	50	30	20/40	6	10	10	2.5/35
SF-L	50	30	12/20	3	5	10	2.5/35
SF-S	30	20	8/20	3	5	10	2.5/35
2F	30	30	8/20	3	5	10	2.5/35
MF	30	30	8/20	6	10	10	4/50
RM	50	50	30/20	10	15	10	3/45

### PERFORMANCE STANDARDS

*Single-Family Detached Residence:*

1. Shall have minimum gross floor area of 1,000 square feet, not including an attached garage, carport, deck, porch, or unfinished basement.

2. Shall be served by a garage on the same lot of at least 400 square feet of gross floor area for each dwelling unit and meeting associated requirements in Section 94.4.09(2).
3. Shall have a roof with a pitch of at least 3 inches in height for each foot of width and an eave which extends at least 6 inches from the wall which supports the roof.
4. Each residence and attached building shall have a roof surfaced with any of the following: wood shakes; asphalt, composition, or wood shingles; clay, concrete or metal tiles; slate; built-up gravel materials; screw down metal roofing; rubber membrane (for flat roofs or roofs with no greater than a 1:12 pitch); or similar material approved by the Zoning Administrator.
5. Each residence and attached building shall be covered with siding made of wood, masonry, concrete, stucco, Masonite, vinyl, metal lap, or similar material approved by the Zoning Administrator. Exterior siding shall extend down to the top of the foundation. If the top of the foundation is below grade, the siding shall extend to the ground.
6. Shall be placed on a finished, permanent foundation, such as a poured concrete slab or basement meeting UDC requirements. Such foundation shall not extend more than 24 inches above the exterior finished grade of the lot, except that where the grade of the lot slopes, only that portion of the foundation which is on the highest point of the lot must meet this requirement.
7. The side of any residence facing the front yard shall not be less than 24 feet in width, not including attached garages, carports, and open decks. The ratio of each residence's length to its width shall be no greater than 5 to 2. Therefore, a minimum 24-foot long residence must be at least 9 feet 7 inches wide.
8. The width of attached garages with front yard facing garage doors shall be limited to a maximum of 60 percent of the overall width of the residence as it faces the front yard.
9. May not be split into two or more dwelling units, except for "In-Home Suites" meeting the requirements of this Article.
10. If in a subdivision platted after March 18, 2015, shall meet the single-family and two-family housing variety standards in Section 94.10.02.
11. No carport may be attached to a Single-Family Detached Residence after March 18, 2015.
12. Minimum Required Off-Street Parking: 2 outdoor spaces, such as in a driveway, plus garage space(s). All motor vehicles shall be parked on a hard surface as defined in Section 94.17.04, or on a graveled surface if such surface was permitted before January 1, 2014 and completed within one year of issuance.

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**Did you forget to upload a document into Evolve?** You can add more items to your permit by logging into your account and clicking on 'My Permits' on the left side of the page. Click on the appropriate permit. Under Documents, click 'Upload New Document'. Upload any missing documents.

Any questions? Call 715-241-2613 or email [plandev@westonwi.gov](mailto:plandev@westonwi.gov)