

RESIDENTIAL DETACHED GARAGES

A permit application must be completed and submitted with two (2) copies of current Plat of Survey. The new garage must be located on the Plat, including distance from property lines and dimensions of garage, and must be to scale. All contractors listed must meet license bonding requirements.

Submit two (2) sets of detailed construction drawings. Sample drawings are attached and may be completed and submitted, if appropriate for your garage.

General notes regarding garage construction:

- Garage walls must be five feet (5') from property lines and not in any easement,
- Garages in R-1 and R-2 may be placed on the alley without setback; all other zoning districts require a five foot (5') setback from alley.
- Grade beam requirements: 20" X 18" minimum perimeter of garage, all four sides. 12" shall be below grade and 6" above grade.
- Concrete slab shall be 4" minimum, 6 bag mix on a minimum of 6" bed of CA-6 gravel. Wire mesh is not required for slab or driveway and not allowed on City property (apron).
- Electric required in all garages. See sample drawing for details.
- One hour fire rated materials must be installed on adjacent walls and ceilings of garages that are within five feet (5') of residence.
- Maximum size for detached garages is 720 sq. feet.
- The overall height of an accessory structure shall not exceed 15 feet, and not higher than principal home.
- The overall height can be calculated as follows.

Measure from grade at front of structure to either:

- The highest point of a flat or shed roof.
 - The deck level of a mansard roof.
 - The (average) mid-point between eave edge and ridge.
 - See the attached diagrams for reference
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- All Garages must have hard surface driveways on both public and private property. Driveway work may be included on this permit application. See DRIVEWAY sheet for more information.
 - If an existing garage is to be demolished, a demolition permit is required. See details in DEMOLITION package. Inspection to verify removal of old garage is required before permit for new garage is issued.
 - Call JULIE, joint utility Locating Information and Excavators, at 1-800-892-0123 for utility line information. JULIE is a free service.

Be advised that the above-mentioned are guidelines. Each permit is treated individually and certain other requirements may apply. Once this information is submitted a correct determination can be made.

Any exceptions to the above may require a variation.