

Garage (Detached) -or- Shed

Information for private detached garages and sheds accessory to one and two family dwellings.

Contact the Building Official with questions for construction and zoning requirements

BUILDING PERMIT APPLICATION & SITE PLAN

- Submit one site plan and one set of building plans for review and approval.
- Building Permit fees are based on the cost of the structure. Call for permit fee estimates.

LIMITATIONS

- A hard surfaced driveway (concrete or asphalt) shall be provided to all garages.
- A floating slab foundation is limited to 576 square feet and one story (see illustration).
- Top of slab shall be a minimum 6" above grade.
- All sod and organic matter shall be removed from the slab area prior to inspection.
- Footings- continuous frost footings minimum 8" wide and 48" below finished grade are required for any of the following conditions:
 - Detached garages greater than 576 square feet
 - Garages or sheds attached to a dwelling
- Height Limitations
 - Detached sheds and garages and are limited to 15' maximum height (mean elevation).
 - Sheds are limited to 12' maximum height (mean elevation).
- Shed foundations may be of treated wood materials
- Structures may not be constructed in an easement
- Location and Size Limitations
 - Location shall be behind the primary structure (dwelling)
 - A)** No shed may exceed 144 square feet in area, or 1.5% of the total lot area, which ever is greater in a residential district.
 - B)** The maximum size of a detached garage for a single family, single family attached, or duplex residential dwelling shall not exceed the larger of 600 square feet, or 25% of the building coverage of the main residential structure
 - C)** All buildings on a site, taken together, must comply with the building coverage requirements for the zoning district.
 - All accessory buildings shall be a minimum of 5' from the side & rear lot lines
 - Garages which front an alley shall have a setback of 15'
 - Accessory structures must be 5' minimum from a dwelling
 - Accessory structures on corner lots or double frontage lots shall conform to the front yard setback regulation on both streets.
- Overhead Electrical Service must maintain a minimum 3' vertical clearance above roof.
- Attached accessory structures must have same setbacks as the dwelling.

ADDITIONAL PERMITS REQUIRED

- Separate Electrical, Mechanical, and Plumbing Permits are required for work performed in these trades. For example:
 - **Electrical:** If electrical is run to garage, at least one GFCI outlet, one inside lighting outlet and one lighting outlet on the exterior side of each service door are required. Note: romex shall be protected
 - **Mechanical:** Suspended gas fired heater, gas piping or HVAC work.
 - **Plumbing:** Installation of a floor drain or other plumbing work.

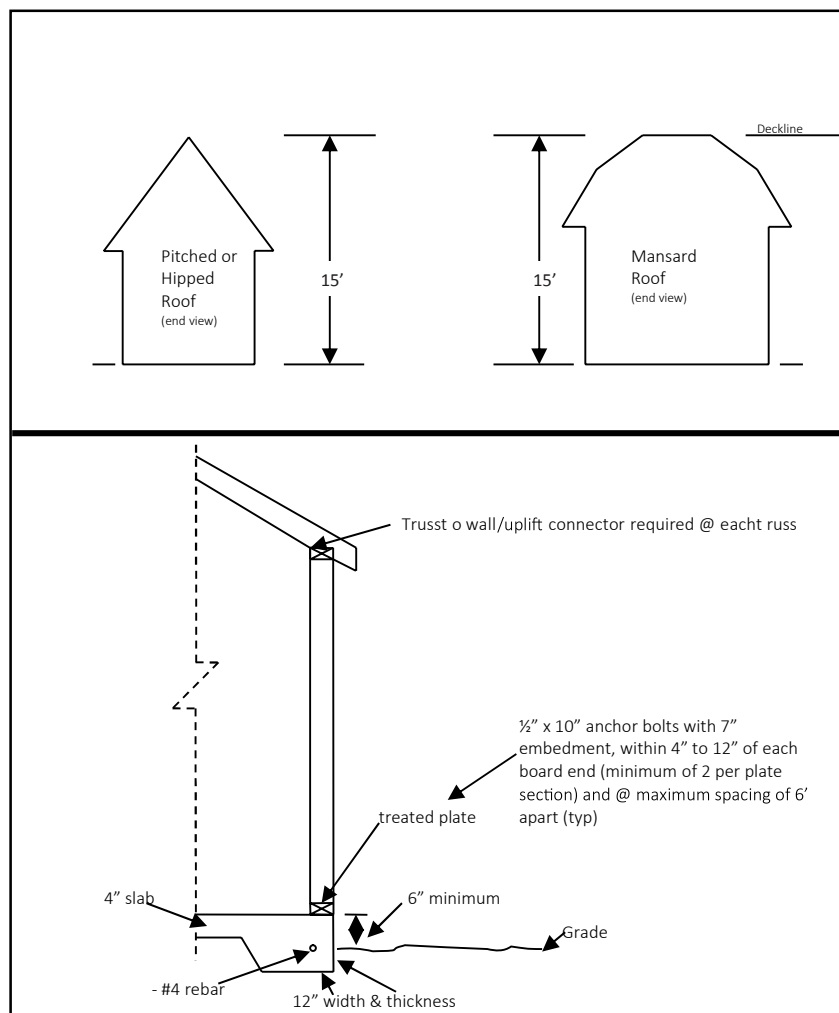
ADDITIONAL PLANS AND INFORMATION REQUIRED FOR:

- Gambrel roof or unconventional roof framing
- Attic storage area and/or stairs to storage area

INSPECTIONS REQUIRED

- Footings and/or slab when excavation is complete and forms are set and before concrete is poured
- Rough Electrical, Mechanical, and Plumbing, (when applicable) before insulation or wall covering
- Rough Frame before insulation or wall covering
- Final Inspection prior to use. **Certificate of Occupancy** is required.

Accessory structure heights are determined as shown below .



Floating slab & construction detail depicted is for detached accessory structures as applicable.