

Detached Garages-Permit Requirements

Documents needed for a Detached Garage Permit:

- *A completed Building Permit Application
- *Contractor and subcontractor registration and subcontractor permit applications
- *Survey, Site plan and Building plans

Provide two copies of a current legal plat of survey and two copies of a site plan showing the exact location of the proposed detached garage or shed. Provide 2 copies of building plans.

Additional Information:

Zoning Requirements

Garages must be located five (5) feet from any side or rear lot line. In no case shall an accessory structure be permitted in any public utility, drainage or access easement. Only one (1) garage is permitted per single family lot. A hard surface driveway is required. Total lot coverage is limited to 35% or 45% of the lot area depending on your zoning district.

Drainage Requirements:

An inspection of the site will be conducted by the Building Official or the City Engineer. If the proposed structure has a significant impact on drainage, a Drainage Plan will be required.

Maximum Height and Minimum Building Separation

The maximum structure height is seventeen (17) feet. The minimum building separation is 10 feet from the principal structure or another accessory structure.

Maximum Area

One thousand two hundred (1,200) square feet or eight percent (8%) of the lot area, whichever is less.

Plan View Detail:

A minimum 12" wide x 12" deep (below grade) footing is required. A minimum 4" concrete floor is required over a 4" compacted base.

All walls, windows, doors, stairs, stoops and any other pertinent structural items; Framing member sizes, spacing, species, span, and direction. Include all other pertinent data (such as specified point-load bearing members, wall bracing etc.) that will be necessary to complete a comprehensive plan review. Overhead door headers must be 3 – 2"x12"s or equivalent.

All garage receptacles must be on GFCI protection. An exterior light is required at the service door. One overhead switched light, a garage door opener receptacle and a convenience receptacle must be installed in all garages.

Elevations Detail:

All of the elevations for the proposed detached garage;

Overall height of the proposed detached garage from grade,

Cross Section detail:

Wall, roof and foundation cross sections are required.

Required Inspections:

Footing and Underslab

Rough framing and electrical

Final