

DETACHED GARAGE SPECIFICATIONS
IN RESIDENTIAL DISTRICTS

- NOTE:**
- (A) **A CERTIFIED SURVEY IS REQUIRED ALONG WITH A DRAINAGE PLAN APPROVED BY THE ENGINEERING DEPARTMENT BEFORE A PERMIT CAN BE ISSUED.**
 - (B) **ON COMPLETION A FINAL DRAINAGE PLAN FORM (AS BUILT) MUST BE SUBMITTED TO THE BUILDING INSPECTION DEPARTMENT OR CITY ENGINEERING DEPARTMENT.**

LOCATION:

- (A) 10 feet from a residence or other buildings. This can be reduced to 5 feet with a fire wall. A fire wall consists of 5/8 type X drywall. A fire wall is also required when wall is less than 5 feet from property line.
- (A1) Note: No door or window openings are allowed in any wall closer than 5' to property line or within 10' of other buildings on owner's property.
- (B) If garage is located next to an alley, the wall must be a minimum of 5 feet to rear and side property line.
- (C) If garage doors open into yard a minimum 9' x 18' parking slab must be installed.

HEIGHT:

- (A) Maximum height is 15 feet.
- (B) 1,000 square foot garage is the maximum size, but is limited by the following: lot coverage and zoning districts, and must be less square footage than residence.

ZONING:

All Front Yard and Street Yard Areas: With the exception of fences, no accessory structures shall be permitted within any portion of a front yard or street yard

- (A) If **ER-1:** Lot coverage is 30%. Accessory buildings can be 5 feet from side and rear property line.
- (B) If **SR-3:** Lot coverage is 30%. Accessory buildings can be 5 feet from side and rear property line.
- (C) If **SR-5:** Lot coverage is 40%. Accessory buildings can be 5 feet from side and rear property line.
- (D) If **NR-6:** Lot coverage is 40%. Accessory buildings can be 3 feet from side and rear property line.
- (E) If **MR-8:** Lot coverage is 50%. Accessory buildings can be 3 feet from side and rear property line.
- (F) If **UR-12:** Lot coverage is 50%. Accessory buildings can be 3 feet from side and rear property line.

- SLAB:**(A) Detached private garage must be built with a continuous floating slab of reinforced concrete not less than 4" in thickness on 4" of gravel or sand. All sod must be removed.
- (B) Reinforcement shall be a minimum of 6" x 6", #10 welded wire mesh. **NOTE:** AS OF THIS WRITING FIBER MESH MAY BE USED IN PLACE OF 6 X 6 WIRE MESH.
- (C) The slab shall have a thickened edge all around 8" wide and 8" thick from top of slab.
- (D) The top of slab or concrete curb, if used, shall be a minimum of 4" above finished grade.
- (E) The bottom plate shall be of lumber treated for decay if no curb is used.
- (F) Bolts: 3/8" anchor bolts 6" long shall be imbedded 3" into concrete with nuts and washers at a minimum of 8' centers.
- (G) The slab surface should be sloped towards the exterior garage door or opening. No openings or pits in the floor shall be permitted unless a drain is installed hooked up to sanitary sewer.

INSPECTIONS REQUIRED:

- (A) Before slab is poured. Mesh must be in place.
- (B) Rough framing.
- (C) Final. Includes drywall where required for fire walls.

NOTE: WHOEVER TOOK OUT PERMIT IS RESPONSIBLE FOR CALLING FOR ALL INSPECTIONS.

