

BUILDING A STAND-ALONE GARAGE?

ZONING GUIDE FOR CITIZENS

NEEDS:

BUILDING PERMIT: Must be obtained through City Hall during business hours. Work must not begin until a permit is authorized and signed by a zoning committee member.

BUILDING PERMIT TYPE: STANDARD BUILDING PERMIT

MOVING PERMIT: If moving in a garage, a moving permit is required.

LOCATION: Lot Setbacks from Property Lines:

Garage must be located 10 Ft. or more from the Main/Primary Building.

Garages shall not Occupy more than 30% of the Rear Yard.

Front yard Setback=25 ft.

Rear yard Setback=7 ft.

Side yard Setback=7 ft.

Alleyway Setback=20 ft.

Exterior Wall Materials:

Brick

Concrete Composite Board

Artificial or Natural Stone

Exterior grade, Natural or Composite Wood

Stucco

Residential Lap Siding made of Vinyl, Steel or Aluminum

Steel: (2) colors of Wainscoting required.

NEW BUILD Garage specifications:

Building needs to include a Service Door and an Overhead Door.

Building Height: MAX side wall height=12 ft, MIN side wall height=8 ft

– Anything different must be approved by the Zoning Committee through a Conditional Use Permit.

Siding: No visible fasteners allowed-no screws

Post Frame or Stick Built only

Pitch: Shall not be less than 1 foot for Rise, for each 4 feet of Horizontal Run.

Roof: Must Overhang the Exterior Walls of the building no less than 2 feet.

Gutters: Must be installed of Sufficient Design to control Water Runoff.

Roof Material: Must be material utilized on Residential Structures.

Foundation: Applies to Garage being *MOVED IN* and *NEW BUILDS*:

Foundation must be structurally anchored to a permanent foundation that meets local, state and/or international codes.

Garage must not be used for dwelling purposes.

Stop Order:

Authorized Official able to serve a "STOP ORDER NOTICE" to the home owner when the work being done is contrary to the provisions of the Zoning Ordinances. Such persons shall stop the work until authorization is given to continue.