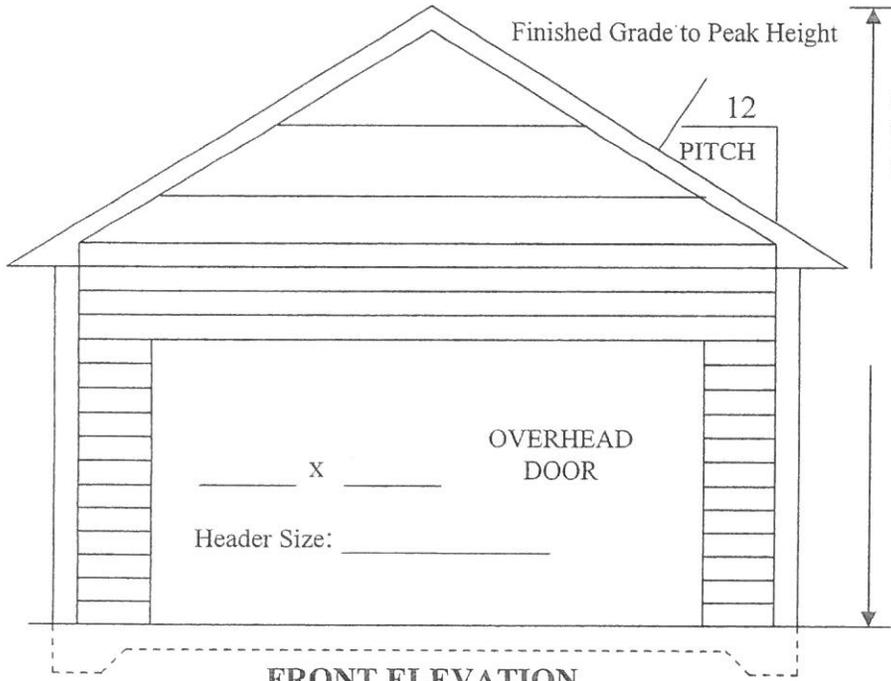
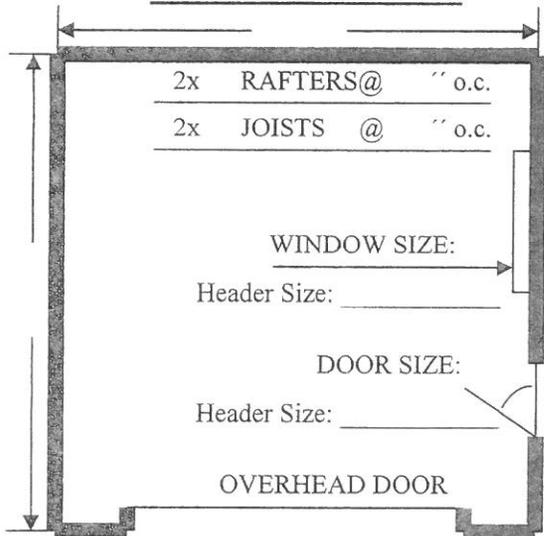


# DETACHED GARAGE

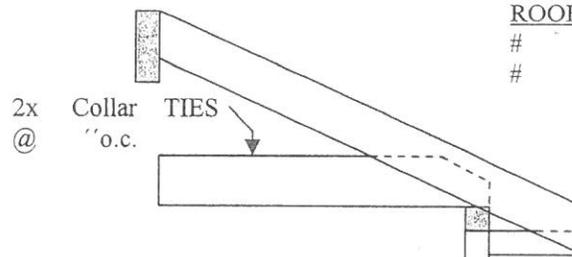
Using the illustrations below, draw in size and locations of all doors & windows.  
 NOTE: These are not complete plans – please fill in your measurements and specifications in the designated blank areas.



**FRONT ELEVATION**



**FLOOR PLAN**



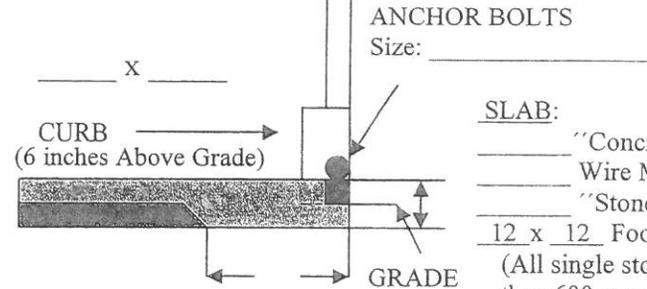
**CROSS SECTION**

**ROOF**

- # Asphalt Shingles
- # Felt
- Sheathing: \_\_\_\_\_
- 2x Rafters @ "" o.c.
- 2x Ridge

**WALL**

- STUDS: 2x @ "" o.c.
- Sway Bracing Type: \_\_\_\_\_
- Siding Type: \_\_\_\_\_

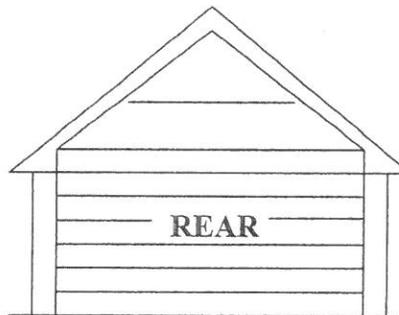


**SLAB:**

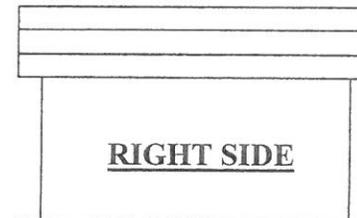
- \_\_\_\_\_ " Concrete
- \_\_\_\_\_ Wire Mesh or Fiber Mesh
- \_\_\_\_\_ " Stone
- 12 x 12 Footings Required
- (All single story garages greater than 600 square feet require frost depth foundation)

2 copies of your plat of survey accurately indicating the following;

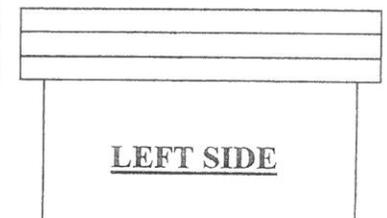
- A) Location and dimensions of the proposed garage.
- B) Locations and dimensions of all structures on the lot.
- C) The distance from the shed to the lot lines and other nearby structures.



**REAR**



**RIGHT SIDE**



**LEFT SIDE**

## ACCESSORY BUILDING SETBACKS

LOCATION: Except otherwise provided for under Section 36-971, no part of any accessory building shall be located closer than **five (5) feet from any side or rear property line**, nor closer than **ten (10) feet to the primary structure, unless attached and made a part of such main building**. Check with the Planning, Building & Zoning Department for front yard setbacks.

Also the following restrictions apply:

1. No structure shall be placed within a recorded easement.
2. No obstruction shall encroach onto a private septic system or private water wells.

### ACCESSORY STRUCTURE SETBACK FOR A-1 DISTRICT:

One hundred and fifty (150) feet from the center of all adjacent roads or 100' from a dedicated road right of way, whichever is greater; and ten (10) feet from all property lines dividing lots held in separate ownership.

HEIGHT OF ACCESSORY BUILDINGS IN REQUIRED REAR YARDS: No accessory building or portion thereof located in a required rear yard shall exceed the maximum height outlined below:

<b>ZONING</b>	<b>MAXIMUM HEIGHT</b>
<b>A-1</b>	No Limit
<b>R1, R2, RPD-1, RPD-2</b>	25'
<b>R3, RPD-3</b>	20'
<b>Other Residential Classifications</b>	15'
<b>Commercial or Industrial</b>	25'

### LOT COVERAGE FOR RESIDENTIAL DISTRICTS:

R-1 – No more than ten (10) percent of the area of the zoning lot may be occupied by buildings and structures, including accessory buildings.

R-2 - No more than twelve (12) percent of the area of the zoning lot may be occupied by buildings and structures, including accessory buildings.

R-3 - No more than twenty (20) percent of the area of the zoning lot may be occupied by buildings and structures, including accessory buildings.

R-4 - No more than twenty (20) percent of the area of the zoning lot may be occupied by buildings and structures, including accessory buildings.

R-5 - No more than forty (40) percent of the area of the zoning lot may be occupied by hard surfaces.

R-6 - No more than forty (40) percent of the area of the zoning lot may be occupied by hard surfaces.

R-7 - No more than forty (40) percent of the area of the zoning lot may be occupied by hard surfaces.

In the R-5, R-6 or R-7 Zoning District any detached accessory building must have a footprint no larger than 70% of the principle structure.