

# DETACHED GARAGES & STORAGE SHEDS

## Setback distances and lot coverage information

An accessory building is a freestanding garage, storage shed, or similar structure. A detached garage and one additional accessory building may normally be placed on a lot.

**IMPORTANT: You can have NO MORE than TWO accessory buildings on your property.**

No more than 10% of a lot's total square footage can be covered by all of the detached accessory building on the lot. Example: A lot that is 70' X 100' equals 7000 square feet multiplied by 10 percent equals 700 square feet maximum lot coverage for up to a total of 2 detached accessory buildings such as a garage and shed.

No accessory building can be taller than 15 feet.

-Building Height means the vertical distance from the average curb level in front of the lot or the finished grade at the building line, whichever is higher, to the highest point of the coping of a flat roof, to the deck line of a mansard roof or to the average height of the highest gable of a gambrel, hip or pitch roof.

If a street is improved with curb and gutter along with bituminous or concrete pavement, hard surface driveways of bituminous or concrete pavement shall be required up to the property line. Newly installed driveways shall be hard surfaced to the property line on such street within one (1) year of the driveways' construction.

(Property lines usually start at the inside edge of the street sidewalk. If there is no street sidewalk, the property line is normally 15 feet or 18 feet in from the outside face of the street curb. If in doubt of where your property lines are located and you dealing with tight setbacks for your construction project, you should have a survey done to establish your property lines.) If you don't have a survey showing your exact property lines always error to the safe side by adding as many feet as possible to the minimum setbacks listed below.

**IMPORTANT: The edge of the alley is NOT your rear property line.**

### **Property line setback minimums**

\*At least 60 feet from the front property line, 3 feet from any interior side property line, and \*10 feet from the house. **or**

\*30 feet from the front property line, 8 feet from any interior side property line, and \*10 feet from the house.

\*Less than 10 feet can be allowed under special provisions. You can be 5 feet from the house if you have a firewall constructed. Minimum 5/8" fire code sheetrock one side, metal insulated fire labeled door. No windows allowed unless 45 minute rated assembly. Consult Building Inspector for specific cases.

\*Rear property line setbacks minimums are 3 feet if no alley, 5 feet if an alley and the garage car doors do not face the alley, and 10 feet if the garage car doors face the alley.

On a corner lot, the minimum setback dimension along the secondary street side is the actual setback distance of your adjoining neighbors house on the secondary side street, plus 10 feet.

Note: The front side of a corner lot is always the smaller dimension of the lot. The secondary street side is always the longer dimension.