

RESIDENTIAL DETACHED GARAGES/ ACCESSORY BUILDINGS

Residential Use

Garages and sheds that are to be used for storage of personal items, including personal vehicles, of the residents of the home on the property where the garage or shed is to be located may be constructed in accordance with the regulations that follow. Any garage or shed that is to be used in part or whole for non-residential purposes may be subject to other requirements. Contact the Department of Building, Planning and Zoning for further information.

Attached or Detached

- Garages and sheds may be attached to your home or detached. Advantages and disadvantages of detached structures may be:
- A detached building may be able to be placed closer to the rear property line.
- A building permit is not required if the area of the detached building will be 150 sq. ft. or less, measured at the greatest dimensions width and depth.
- A detached building must be at least 10 ft. from the house and 5 ft. from the side and rear property lines in a R2 zoned area. To build closer than 5 ft. you must obtain a variance from the board of zoning appeals (BZA). If you live in a subdivision, please see if your covenants allow a detached garage/ accessory building.
- A temporary (non-permanent) foundation may be used under your building if:
 - 1) The area of the detached building will be 150 sq. ft. or less, measured at the greatest dimensions of width and depth.
- A building permit is required if the structure is attached. You must have a site plan plus the building permit application to receive a building permit