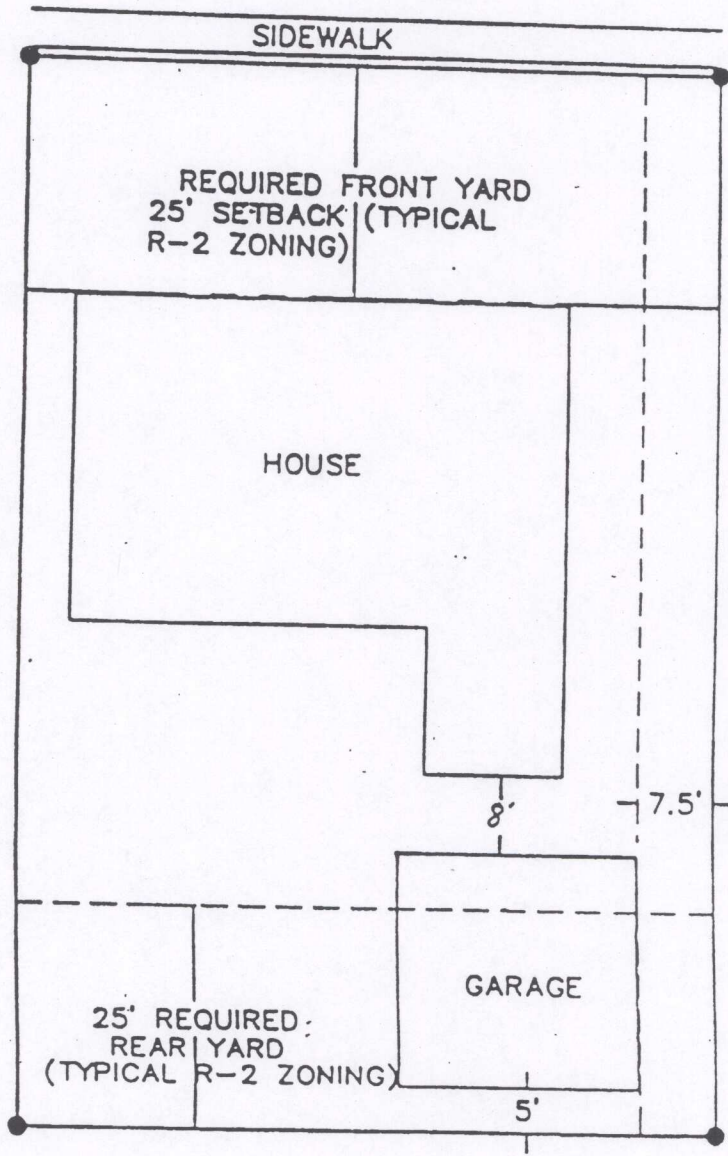


SAMPLE SITE PLAN
DETACHED GARAGE



Survey stakes must be clearly visible or no inspections will be made

SCALE: 1" = 20'

UTILITY EASEMENT

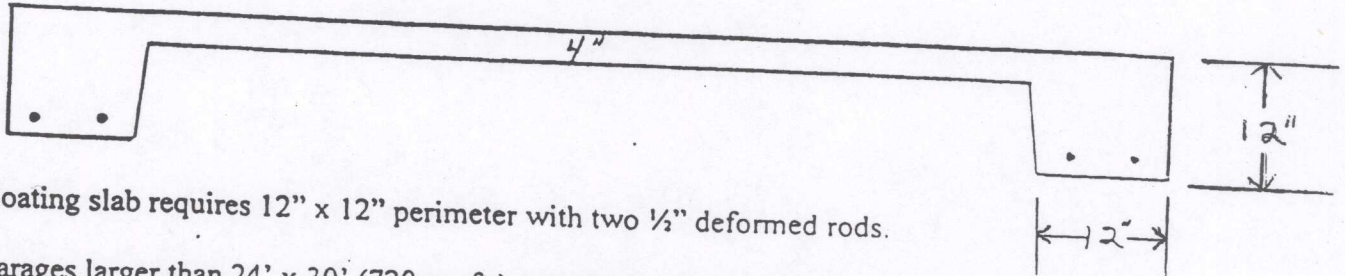
DETACHED GARAGE REQUIREMENTS

LOCATION

1. Cannot be built on a utility easement
2. Must be at least 5' from side and rear yard property lines
3. Must be at least 8' from any principal building
4. Cannot occupy more than 40% of a required rear yard
5. Cannot be built in the required front yard setback
(see sample plot plan on reverse)

FOOTINGS

24' x 30' (720 sq. ft.) and smaller may be on floating slab



Floating slab requires 12" x 12" perimeter with two 1/2" deformed rods.

Garages larger than 24' x 30' (720 sq. ft.) must be built on a frost footing 42" below final grade
Foundation to be a minimum of 12" wide at the bottom and a minimum of 6" wide at the top

HEIGHT

No detached garage located in a required yard shall exceed one story or 15' in height.

SIZE

Detached garages in a residential district may not exceed 1,000 square feet.

NOTE: Required setback measurements vary by zoning classification.

Electrical Service is not required in a detached garage, but if it is installed, there must be at least 1 GFCI outlet and 1 light. A permit is required for electrical work.