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

2x RAFTERS @ 'o.c.
2x JOISTS @ 'o.c.

OVERHEAD DOOR

WINDOW SIZE:
Header Size: _____________

DOOR SIZE:
Header Size: _____________

OVERHEAD DOOR

FLOOR PLAN

2x RAFTERS @ 'o.c.
2x JOISTS @ 'o.c.

OVERHEAD DOOR

CROSS SECTION

2x Collar TIES @ 'o.c.

ROOF
# Asphalt Shingles
# Felt
Sheathing: _____________
2x Rafters @ 'o.c.
2x Ridge

WALL
STUDS: 2x @ 'o.c.
Sway Bracing Type: _____________
Siding Type: _____________

ANCHOR BOLTS
Size: _____________

SLAB:
"Concrete
Wire Mesh or Fiber Mesh
"Stone
12 x 12 Footings Required.

(All garages greater than 600 sq ft 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.
ACCESSORY BUILDING SETBACKS

LOCATION: Except otherwise provided for under Section 4.05 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 any main building, unless attached and made a part of such main building. 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.

ADDITIONAL ACCESSORY STRUCTURE SETBACK FOR A-1 DISTRICT: One hundred and fifty (150) feet from the center of all adjacent roads 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:

<table>
<thead>
<tr>
<th>ZONING</th>
<th>MAXIMUM HEIGHT</th>
</tr>
</thead>
<tbody>
<tr>
<td>A-1</td>
<td>No Limit</td>
</tr>
<tr>
<td>R1, R2, RPD-1, RPD-2</td>
<td>25’</td>
</tr>
<tr>
<td>R3, RPD-3</td>
<td>20’</td>
</tr>
<tr>
<td>Other Residential Classifications</td>
<td>15’</td>
</tr>
<tr>
<td>Commercial or Industrial</td>
<td>25’</td>
</tr>
</tbody>
</table>

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.