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## GARAGE CONSTRUCTION INFORMATION

1. If the proposed garage is detached, it is considered an accessory structure and must meet the following requirements:
  - A. Accessory buildings may be located ONLY in REAR yards and at a distance at least two (2) feet from any lot line and twenty-five (25) feet from any street line.
  - B. Accessory buildings over 10 feet by 12 feet must be sided with material similar to that on the principal structure. Roof pitch and material shall also be similar.
2. If the garage is attached either directly to the house or by a breezeway, it is considered a structural alteration to the residence and must meet the setback requirements that apply to the residence (twenty-five feet for front yard; fifteen feet for rear yard; and five feet for side yards).
3. The property owner must provide a plot plan showing where the structure is to be located on the lot with the distances to the lot lines noted. All buildings and structures on your property must be shown on this drawing.
4. It shall be the responsibility of the property owner to know the location of all property lines and easements associated with the property and to have the ability and/or records to prove those locations if necessary or required by the Zoning Administrator.
5. All dwellings or other structures, including accessory buildings, cannot cover more than forty percent (40%) of the total area of the lot.
6. Refer to Sully Code of Ordinances, Chapter 165 - Zoning Regulations for more detailed information.
7. If the garage will include any type of drain or drainage system, it must meet all current sewer regulations. Contact the Public Works Department at 594-3734 for additional information.
8. A construction permit MUST be obtained before any construction begins and all construction must be completed within eighteen (18) months.