

# **DETACHED RESIDENTIAL GARAGES, SHEDS & DRIVEWAYS**

## **General Provisions:**

1. Sheds and garages are single-story accessory buildings and are not meant for use as a secondary living space. Such accessory buildings with habitable spaces, i.e. a recreation room, must follow the zoning and building requirements for the principal structure if such spaces are permitted.
2. Check with your local Homeowners Association to verify that building a detached garage, shed or other accessory building is within covenant guidelines.

## **Location:**

1. In the R-1 District, garages and sheds less than 675 square feet shall have a minimum six (6) feet rear and three (3) feet side setback.
2. In all other districts garages and sheds less than 675 square feet shall have a minimum rear and side setback of six (6) feet.
3. Garages or accessory buildings (sheds, etc.) greater than 675 square feet must be located at the minimum setbacks for the principal structure (house).
4. Ask the Building Dept. for Lindenhurst Estates & Lindenhurst 1st Addition requirements.
5. All accessory buildings (garages, sheds, etc.) in any district must be at least twelve (12) feet away from the principal structure and not located in any easements.
6. Driveways placement may not negatively impact adjacent lots via grade changes, excess watershed, etc. Check with the Building department for local subdivision requirements.

## **Garage & Shed Construction**

1. See your Homeowners Association for allowable style of architecture and materials.
2. In general, detached garages must comply with minimum building standards which (see reverse for typical requirements) include, but are not limited to:
  - a. Minimum walls of 2 "x 4" studs at 16" maximum spacing on a treated sill plate anchored to a concrete foundation with anchor bolts embedded 7" @ 72" max.
  - b. Corner wind bracing.
  - c. Sheathing (Building wrap material is required over all garage sheathing)
  - d. Properly sized door & window headers (Maximum deflection of  $L / 360$ ).
  - e. Roof of either certified prefabricated trusses or properly sized rafters with collar ties at 48" center-to-center (Maximum roof deflection =  $L / 240$ ).
3. Sheds have the same maximum deflection factors but construction may differ. Sheds (or any accessory building) greater than 150 square feet must have a concrete slab with sill anchor bolts. Accessory buildings 150 square feet or less must have a decay resistant wood floor and be securely anchored to the ground.

## **Driveways:**

1. Drives may not exceed 22 feet in width, including flared sides, at the curb (or edge of roadway pavement if there is no curb), no wider than 22 feet at the street right-of-way line and no wider than 28 feet at any point on the property measured perpendicular to the flow of traffic accessing the driveway. There shall be only one curb cut for any driveway on a corner lot or lot with restricted open space in the front yard.
2. All driveways must be paved with concrete, asphalt or brick.

## **Required Submissions:**

1. One (1) plat of survey showing the principal structure or dwelling unit with garage or shed and all relative structures, fences, decks, driveways and easements, etc., properly scaled and labeled.
2. Two (2) sets of construction plans, manufacturers diagrams or equivalent.
3. Written Homeowners Association approval must accompany the permit application if required.

VENTING @ ROOF? (FOR INSULATED CEILINGS ONLY)

## ROOF CONSTRUCTION

SHINGLES? SHEATHING? FELT?  
RAFTERS WITH COLLAR TIES? ROOF TRUSSES?  
ATTIC OR STORAGE ABOVE?

GUTTERS? FASCIA?

SOFFITS? VENTING?

CEILING? INSULATION?

## WALL CONSTRUCTION

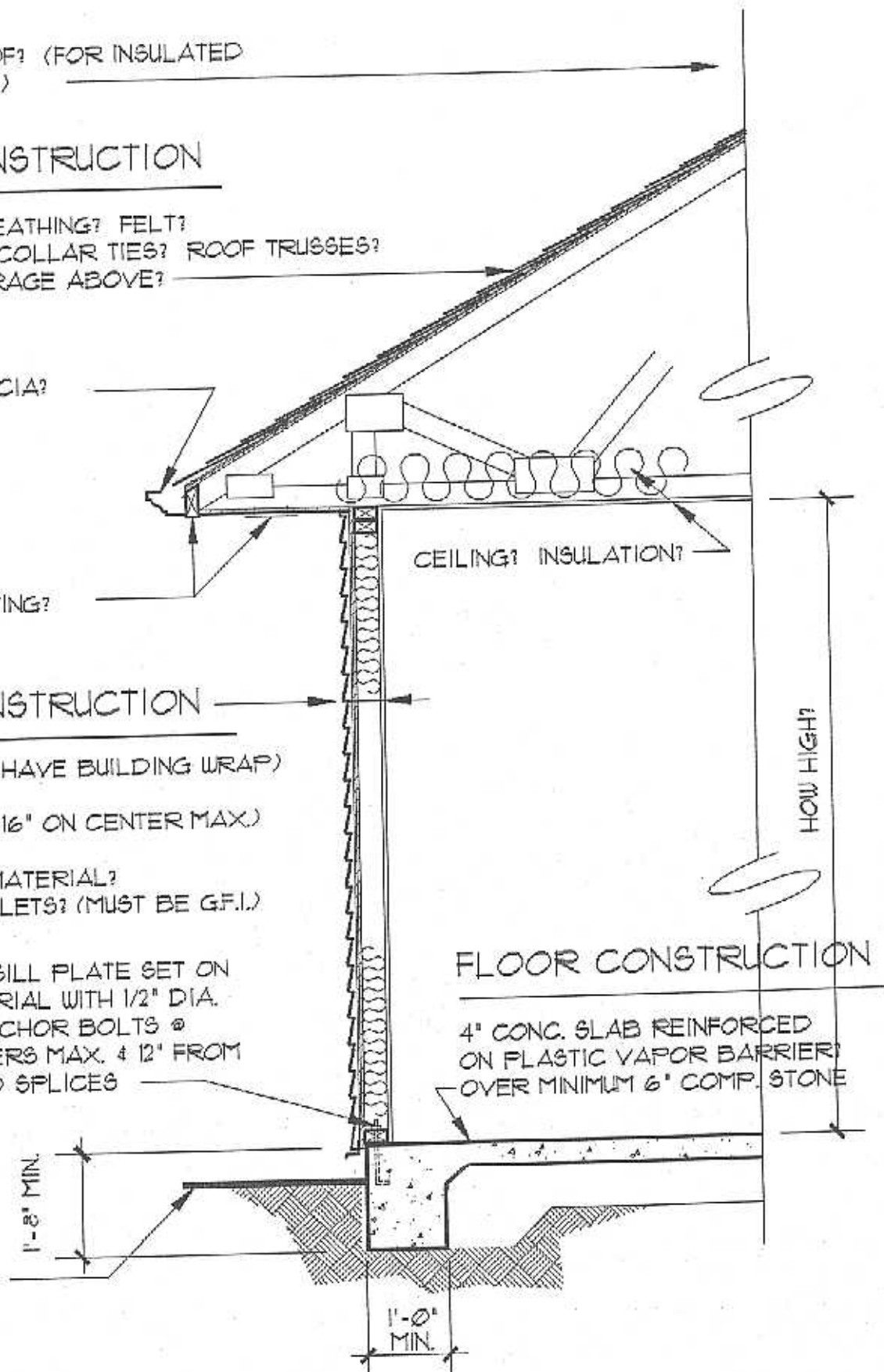
SIDING? (MUST HAVE BUILDING WRAP)  
SHEATHING?  
WALL STUDS? (16" ON CENTER MAX.)  
INSULATED?  
INSIDE WALL MATERIAL?  
ELECTRIC OUTLETS? (MUST BE G.F.I.)

2 x TREATED SILL PLATE SET ON  
SEALER MATERIAL WITH 1/2" DIA.  
x 10' LONG ANCHOR BOLTS @  
6-FOOT CENTERS MAX. & 12' FROM  
CORNERS AND SPLICES

## FLOOR CONSTRUCTION

4" CONC. SLAB REINFORCED  
ON PLASTIC VAPOR BARRIER  
OVER MINIMUM 6" COMP. STONE

GRADE



# GARAGE DETAIL REQUIREMENTS