

Guidelines for a Detached Garage

Zoning Guidelines:

1. Detached carports are prohibited in all single-family residential districts, except they are permitted in R-0 Heritage Residential lots provided the carports design compliments the architectural character of the principal structure, including but not limited to trim, siding, and roof style. Carports are subject to the size limitations below.
2. For a single-family residence there can be only one (1) detached garage or carport which shall not exceed 660 square feet.
3. For multi-family residences, the detached garage or carport shall not exceed 440 square feet per unit.
4. All buildings including the house, garage, or any other building on the lot cannot cover more than 30% of the total land or lot, 35% in the Heritage Residential District.
5. Impervious surface coverage cannot cover more than 45% of the total lot, 60% in Heritage Residential.
6. Minimum yard clearances
 - a. Minimum set back from side lot line is 3 feet
 - b. Minimum set back from rear lot line is 5 feet.
7. No closer than 10 feet from any principle structure.
8. Cannot be located on an easement.
9. Maximum height of the garage is 15 feet, measured from the driveway to $\frac{1}{2}$ the distance from the eaves to the highest point of the roof surface for pitched roofs.
10. Allowed in the interior side and rear yard.

Floors:

A detached garage or carport shall have a concrete floor per the specifications of the building code.

Driveways:

All new garages are required to have an asphalt, concrete or brick-paver driveway within one year of permit issue date. A separate permit will need to be submitted for a new driveway (see Driveway application).

Street Bond Requirement:

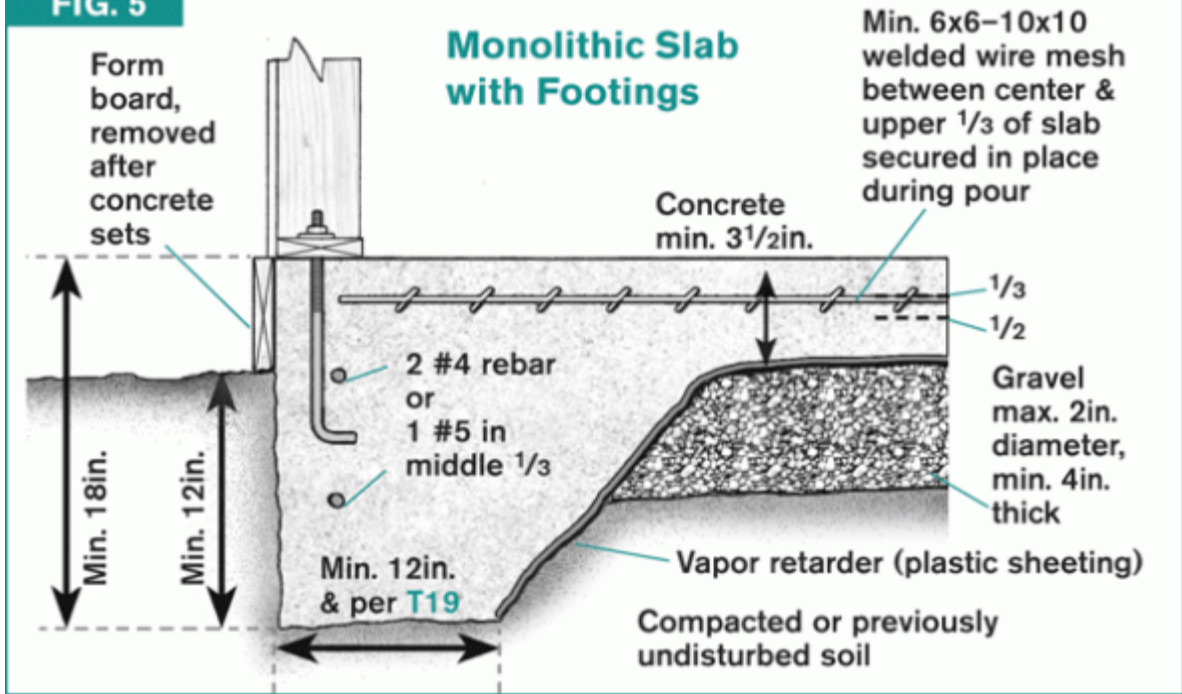
A garage permit will require a \$100 street bond. This bond is to ensure that our roadways are kept clean during the construction of your garage, and to make sure the property is kept clean of excessive debris. This bond will be refunded once the work is completed & approved. Return time takes between 4 to 6 weeks.

Submittal:

- Plat of survey, showing location of proposed garage including all dimensions from lot lines and other buildings.
- Detailed, scaled construction drawings.
- If electric is to be installed, submit full detailed drawings showing location of all electrical lines and fixtures/outlets.
- Completed application (page 2).
- All contractors must be registered with the City of Lockport prior to permit issuance.

FIG. 5

Monolithic Slab with Footings



CITY OF LOCKPORT DETACHED GARAGE APPLICATION

(Please print legibly)

Applicant Name: _____ Phone #: _____ Email: _____

Address of Garage: _____

Owner Name: _____

Height of Garage: _____ Size of Garage: _____ Estimated Cost:\$ _____

Will there be electric in the garage?: Yes () No () Historic District: Yes () No ()

Indicate setbacks from the following (in feet/inches):

House: _____ Closest Side Lot Line: _____ Rear Lot Line: _____

Name, Address & Phone # of:

General Contractor: _____

Electrical Contractor: _____

Concrete Contractor: _____

Roofing Contractor: _____

Does your subdivision have covenants regarding detached garages? Yes () No ()

If so, have you received approval from your Homeowner's Association?: Yes () No ()

Verify the following required items have been submitted:

- Plat of Survey showing proposed location of garage, including all dimensions. Survey must also show all current conditions of property including any structures (decks, sheds, garages, etc.) and flat work (driveways, patios, etc.)
- Completed application
- Detailed, scaled construction drawings.

I hereby certify that I have read, understand, and agree to conform to all governing information and regulations set forth by the City Council of Lockport.

Signature: _____ Date: _____

For Office Use Only

Permit #: _____ Permit Fee: _____ +\$100 Street Bond

Building Approval: _____ Date: _____

Zoning Approval: _____ Date: _____

Comments: _____