

Guidelines for a Detached Garage (2010)

Zoning Guidelines:

1. Detached carports are prohibited in all single-family residential districts, except they are permitted in R-O 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 only be 1 detached garage or carport which shall not exceed 660 square feet nor shall it exceed 75% of the foundation area of the principal structure, whichever is less.
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 Residence District.
5. Impervious surface coverage cannot cover more than 45% of the total lot, 60% in Heritage Residential. Impervious surfaces include any surface or material that impedes or prevents absorption of water into the soil such as pavement, buildings, swimming pools, and permanent water features.
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 ½ 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.

Survey:

A plat of survey will need to be submitted, showing the garage location with relationship to all lot lines and other buildings.

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.

Construction Plans:

A view of the proposed garage is required along with scaled drawings for construction. We will accept the attached planner with completed specifications in place of scale drawings for private garages up to 660 square ft. All other garages require a full set of plans.

Contractor Registration:

All contractors doing work within the City of Lockport are required to be registered. No permits will be issued if the contractor is not registered. A copy of a City of Lockport Certificate of Registration is required to be submitted with all applications.

**If you are doing all of the work as the homeowner, registration is not required.

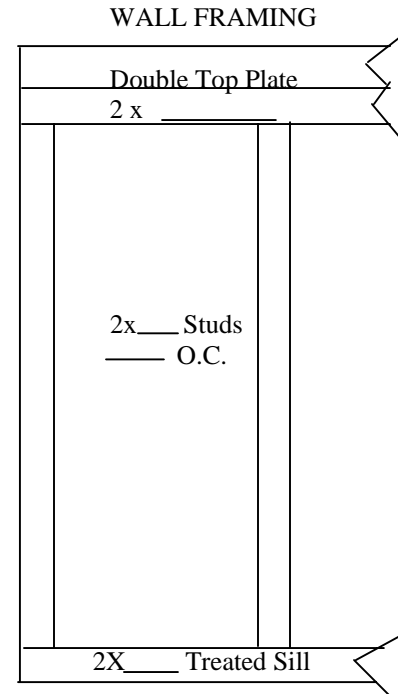
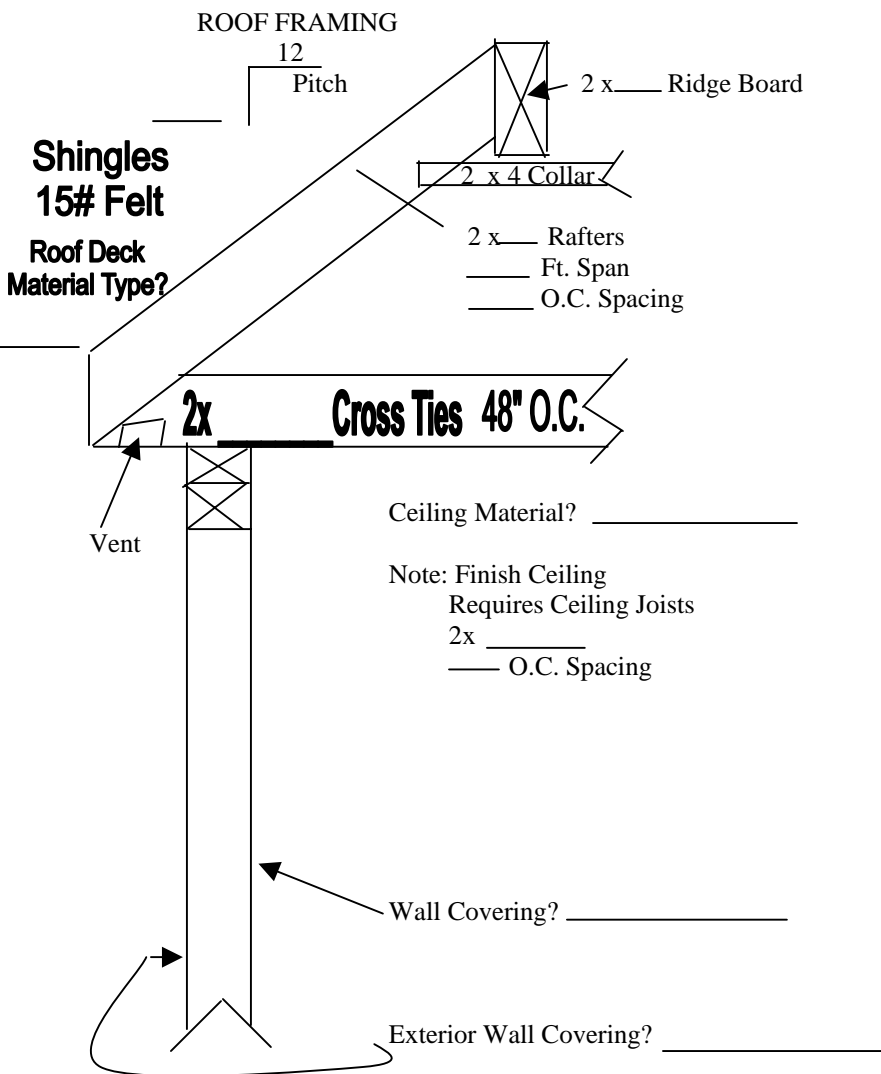
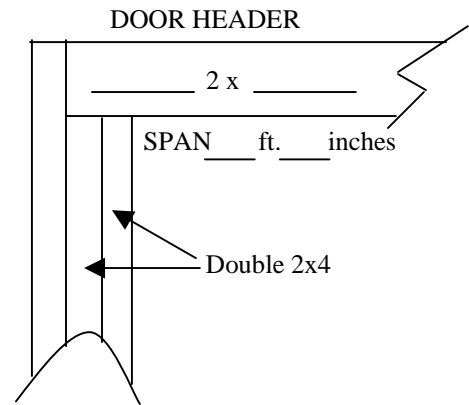
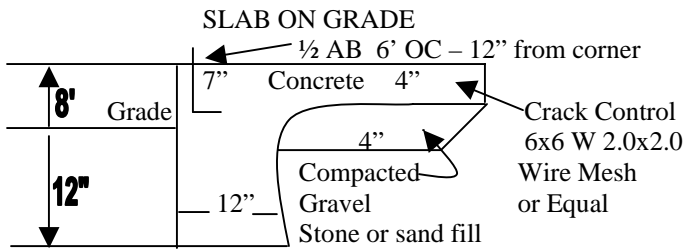
Street Bond Requirement:

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.

Detached Garage Planner

2000 IRC

Specs given are Code Minimum and can be exceeded



Corner Bracing
1x4 set in or Structural Sheathing

CITY OF LOCKPORT

DETACHED GARAGE APPLICATION

Applicant Name: _____ Contact #: _____

Address of Garage: _____

Owner Name: _____

Height of Garage: _____ Size of Garage: _____

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

Set back from: House: _____ Side Lot Line: _____ Rear Lot Line: _____

Estimated Construction Value: \$ _____

General Contractor: _____ Registration #: _____

Electrical Contractor: _____ Registration #: _____

Concrete Contractor: _____ Registration #: _____

Roofing Contractor: _____ Registration #: _____

Does your subdivision have covenants regarding detached garages?: _____

If so, have you received approval from your Homeowner's Association?: _____

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 #: _____ Flood Zone: _____

Permit Fee: _____ + \$100 Street Bond

Building Approval: _____ Date: _____

Zoning Approval: _____ Date: _____

Comments: _____
