

CITY OF NORTH OLMSTED

Mayor Kevin M. Kennedy

Dale A. Mitchell, **Building Commissioner**

Building Department

REGULATIONS FOR DETACHED GARAGES

1. A private detached garage shall not exceed 750 square feet in total floor area. Total for all garages may not exceed 750 square feet in total floor area (including attached garages).
2. The height limitation for a private detached garage is no more than fifteen (15) feet in total height.
3. A private detached garage has minimum interior dimensions of twenty (20) feet in depth and nine (9) feet in width. Any dimensions less than the minimum allowed are considered a detached shed.
4. A private detached garage shall be located not less than fifteen (15) feet from any dwelling on the same lot or adjacent lots.
5. A private detached garage shall set back not less than five (5) feet from a side property line and ten feet from a rear property line.
6. A private detached garage and all other accessory structures shall not exceed 20% of the total rear yard.
7. Garage bases must be concrete and all parking areas and access drives shall be constructed of concrete or bituminous concrete (asphalt).

SUBMITTAL FOR PERMIT

1. An application for permit must be submitted ten (10) days prior to permit being issued.
2. Two copies of each of the following must accompany the application:
 - a) A site plan showing all rear yard measurements, exactly where the garage will be built and any other accessory structures in the rear yard.
 - b) A cross section detail showing all materials that will be used to construct the garage.
 - c) Elevations showing what the finished product should look like.

The site plan does not have to be architecturally drawn, but it must be to a minimum 1 inch = 20 feet or ¼ inch = 1 foot scale and all measurements accurate. Computer generated details and elevations are acceptable.

3. On the application we need to know the size of the garage, the rear yard dimensions and the cost of construction.
4. If a contractor is doing the work, they must be registered with the City of North Olmsted and they are responsible to obtain the permits.
5. If an existing garage is to be removed an additional demolition application and permit is required. This will insure that the tax records are adjusted and you do not pay for two garages. Again, we need to know the location, the size, and the cost of removal.
6. **DEMO: Need a letter of commitment that a new garage will be built and the timeframe they want to build it. Need plans for a new garage before a demo permit will be issued.**