

Guidelines for a Detached Garage

Zoning Requirements:

(A) *Regulations for detached garages and carports.* In addition to the other requirements of this chapter and the city code, detached garages and carports shall adhere to the following regulations:

- Portable garages or carports are prohibited in all zoning districts.
- Detached carports shall be prohibited in all single-family residential districts, except R-O Heritage Residential. Such carports shall reflect the architectural character of the principal structure through complimentary materials and design, which may include, but is not limited to, trim, siding, roof style and materials, and shall be of a permanent nature.
- For a single-family residence, there can be only one detached garage or carport.
- For a single-family residence, a detached garage or carport shall not exceed 660 square feet, nor shall it exceed 75% of the foundation area of the principal structure, whichever is less.
- For multi-family residences, the detached garage or carport shall not exceed 440 square feet per unit.

(B) *Regulations attached garages and carports.* In addition to the other requirements of this chapter and the City of Lockport code, attached garages and carports shall adhere to the following regulations:

- Garages or carports attached to the principal residence shall comply with zoning district regulations applicable to the principal building as contained in § [156.073](#), Bulk Regulations.
- Attached carports shall be prohibited in all single-family, residential districts, except R-O Heritage Residential. Such carports shall reflect the architectural character of the principal structure through complimentary materials and design, which may include, but are not limited to, trim, siding, roof style and materials, and shall be of a permanent nature.
- If an attached garage is converted to living space, then the driveway leading to the former garage must be removed and landscaped, and the curb cut must be restored.
- For a single-family residence, there can be only one attached garage or carport.
- Attached garages or carports shall not exceed 75% of the foundation area of the principal structure. If the principal structure's foundation is less than 533 square feet and meets all other applicable regulations, then its owner shall be permitted to construct a two-car garage (20 feet wide by 20 feet deep) without obtaining a variation.
- Impervious surface coverage cannot cover more than 45% of the total lot in the R1 and R2 Single Family Residential Zoning Districts and 60% in RO Heritage Residential Zoning District.
- Minimum yard setback requirements:
 - Minimum rear yard: five (5) feet
 - Minimum side yard: three (3) feet
 - Minimum of ten feet from any principal structure, or from any accessory building or structures that is part of, or joined to, the wall of any principal building or structure on the lot.
- Garages cannot be located on an easement.
- Detached garages shall not exceed the height of a single story of the exterior elevation of the principal structure on the lot, and shall maintain roof pitches consistent with, or lower in slope than, the principal structure, provided that the total height of the structure is not taller than the principal structure. Carports shall not exceed 15 feet in height.
- Garages are allowed in the interior side and rear yards only.

Floors:

All new garages or carport shall have a concrete floor per the specifications of the building code.

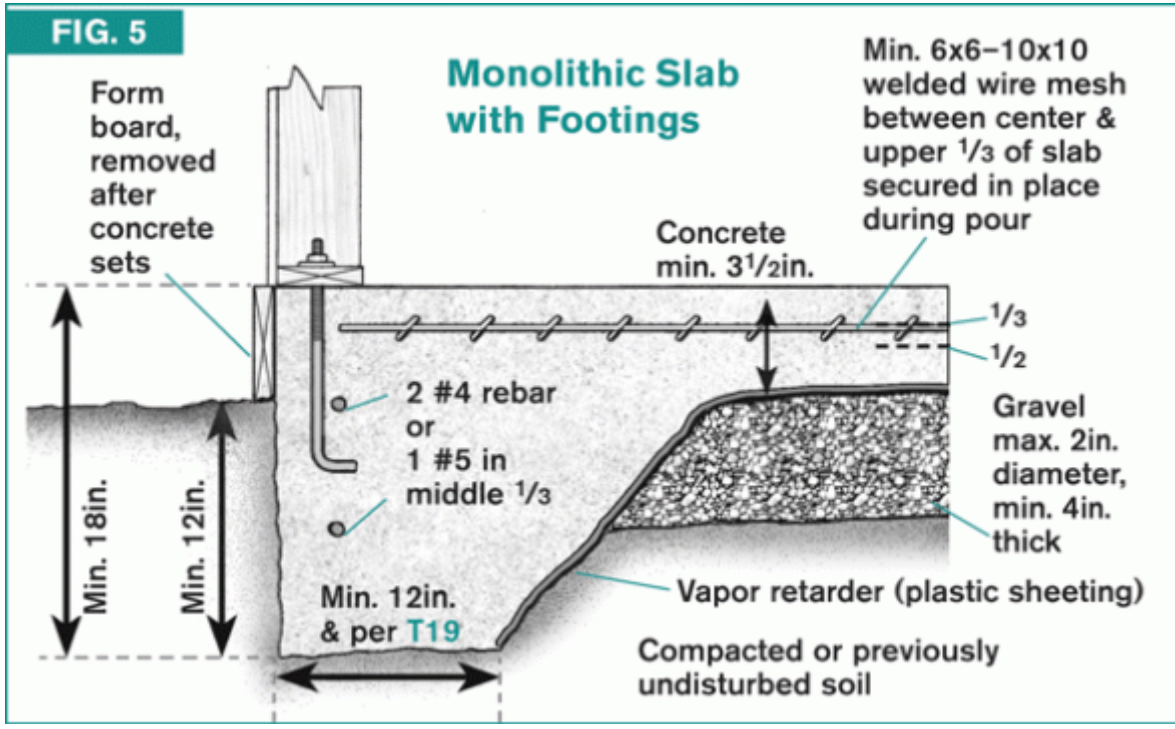
Driveways:

All new garages are required to have an asphalt, concrete or brick-paver driveway from street to garage doors. A separate Driveway Permit Application is required for the new driveway and must be applied for in conjunction with the garage permit.

Street Bond Requirement:

The purpose of this bond is to ensure that your yard and our streets are restored to their original condition once work is finished & roadways kept clean during construction. Please make sure that all excavated dirt and debris is removed from your yard prior to setting up your final inspection. Once your final inspection has been approved, you can expect to receive your street bond refund within 4-6 weeks.

FIG. 5



CITY OF LOCKPORT
DETACHED GARAGE APPLICATION

Applicant Name: _____ Phone #: _____ Email: _____

Project Address: _____

Homeowner Name: _____ Phone #: _____ Email: _____

Height of Garage: _____ Sq. Ft 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: _____

General Contractor: _____ Phone #: _____

Electrical Contractor: _____ Phone #: _____

Concrete Contractor: _____ Phone #: _____

Roofing Contractor: _____ Phone #: _____

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:

- Scaled plat of survey showing proposed location of garage, including dimensions of garage and all setbacks. 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: _____

Engineering Approval: _____ Date: _____

Comments: _____