The following items must be submitted for review:

- A completed Building Permit Application
- A site plan (sample attached) with required information. If you have a septic system, show exact location of tanks and drain field and distance from proposed garage
- Elevation views showing the proposed materials including all header sizes for windows & doors
- Specify roof rafter type and spacing with roof pitch

Property lines must be located and exposed.

Your application will be reviewed for code compliance, permit fees will be calculated, and you will be notified when the permit is ready.

CITY CODE REQUIREMENTS

Sec. 74-219. - Accessory buildings, uses and equipment and architectural design.

(a) Generally.

(1) No accessory uses or equipment such as air conditioning cooling structures or condensers which generate noise may be located in a side yard except for side yards abutting streets where equipment is fully screened from view.

(2) The architectural design, color, roof pitch, or lack of it, roof overhang or lack of it, and exterior material, of all buildings and structures shall not be so dissimilar to or inconsistent with surrounding buildings and areas so as to constitute a blighting influence. The city may refuse to grant a permit for construction or location of any building which may significantly diminish neighboring property values or otherwise impair the health, safety, and welfare of the community; and in addition, the city shall have the additional power to require appropriate screening to the extent that such screening will sufficiently ameliorate deficiencies of design and construction. Any denial of any requested building permit for the reasons set forth in this section shall be subject to appeal to the city council by the applicant in accordance with the provisions of section 74-92.

(3) The exterior siding material on any accessory structure shall be the same or similar in nature to that of the principal structure on the subject property.

(4) All accessory buildings and structures within the boundaries of the RD river development district shall also comply with the requirements of section 74-791 et seq.

(5) All structures shall be ten feet or more from any other building or structure on the same lot.

(6) No structure shall be placed within a utility easement.

(7) It is unlawful for any person to construct or to cause to have constructed any accessory building without first making an application for and securing a permit. A fee in the amount set forth in chapter 42 of this Code shall be paid for all accessory buildings constructed in the city. Submission materials are as required by section 74-42. Fees may be waived for accessory structures being placed in conjunction with a separate use permit application.

(c) Garages.

(1) No permit shall be issued for the construction of more than one private garage structure for each single family dwelling, two family dwelling unit, townhome unit, or apartment building except with an approval of a conditional use permit according to the provisions of section 74-91 et. Seq.

(2) No garage per single-family home shall exceed 1,024 square feet of floor area or the total area of the building footprint, whichever is least.

(3) Garages in the R-4 district are subject to the guidelines outlined in section 74-481.
(4) Detached garage setbacks:
   a. Front: No detached garage shall be closer to a front lot line than the principal structure.
   b. Corner (street side yard)/through lot rear: 30 feet.
   c. Interior side/rear: Five feet.
   d. Alley: 10 feet.

(5) Height: Not to exceed 18 feet in height or the height of the primary structure, whichever is least.

(6) Attached garage standards: Attached garages must meet the same setback and height requirements of the principal structure.

SITE PLAN REQUIRED – SUBMIT WITH PERMIT APPLICATION:

INCLUDE:
   Property Dimensions
   Distance to side & rear property lines
   Distance between house and garage
   Distance between any other accessory structures and garage (i.e., shed, deck)
   Foundation dimensions of house

SAMPLE SITE PLAN

PLEASE NOTE:  Per City Ordinance

74-259 (12) Surfacing. Within one year of issuance of a building permit, all areas intended to be utilized for parking space and driveways shall be surfaced with materials suitable to control dust and drainage such as concrete, bituminous, or pavers. Driveways and stalls shall be surfaced with a six-inch class 5 base and two-inch bituminous topping at minimum.