

CONSTRUCTION CONFORMANCE REQUIREMENTS FOR GARAGES CITY OF GARFIELD HEIGHTS

A garage building shall conform to all items below and all other applicable codes and City Ordinances.

1. Before construction of a garage can commence, a building permit must be obtained from the Building Department. When applying for a permit, the contractor or property owner must bring a plot plan (sketched or architecturally rendered) specifying the property lines (width and length of the lot), the size of house structure, the measurement from the rear of the house to the rear property line and where the proposed garage is to be built. The plot must show the size of the new garage and show where the existing driveway is located.
2. Garage construction, in the planning stages, must be within certain minimum dimensions from the rear and side property line. In general, minimum dimensions are 1.5 feet from the sideline and 3 feet from the rear line.
3. No garage construction is allowed that permits a height greater than 16 feet above existing grade.
4. In addition to the above, a freestanding garage must be a minimum of 11 feet from a dwelling.
5. A garage can be no larger than a floor area of 528 square feet. If the lot is larger than 8,000 square feet, a 660 square foot garage is permitted. Two family houses may have a 660 square foot garage.
6. Attached garages to the dwelling must have a fire separation between the planned addition and the dwelling. A floor drain is required for an attached garage.
7. If a door is to be constructed between the living unit and the garage, the elevation of the garage floor must be at least four inches lower than the sill of the door leading to the living unit. The door must be fire rated and equipped with a self-closing device.