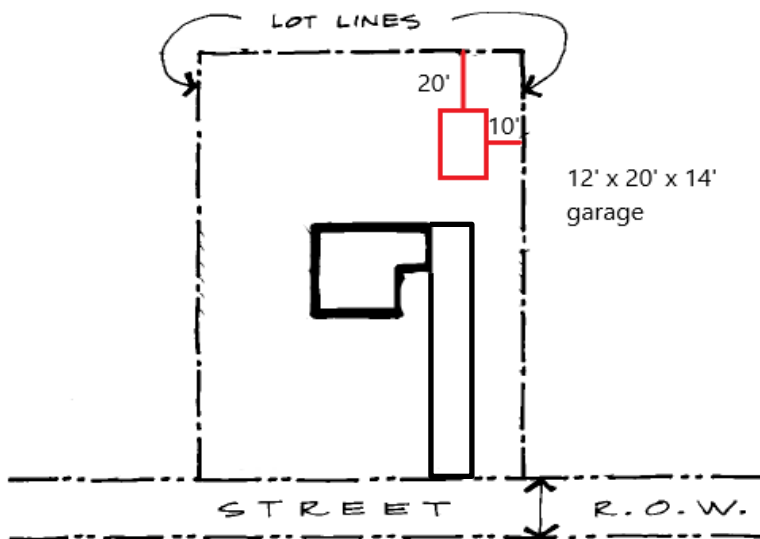


Garages

Garages require a zoning permit prior to installation. When submitting the permit the following information and documents must be provided:

- A survey or aerial photo of your property showing where the garage will be located and the distance from the property lines (setbacks).
- The dimensions of the garage, L x W x H. Please see the ordinance requirements below for size and height limitations.
- The building and lot coverage as square footage and as a percentage of the total lot size. Building coverage is the square footage of all structures on the property and lot coverage is the square footage of all impervious surfaces, including all structures.
- Garages are not permitted to be located in easements, so please check your survey or a tax map if you do not know if there are any easements on your property. Tax maps can be found on the Township website.
- If any trees are being removed within 15' of improvements, a tree removal permit will be required but the tree will not count towards the permitted 3 trees per calendar year. See the Township website for more information about tree removal permits.
- If the garage is over 200 square feet a Construction Permit is required. If the garage is 500 square feet or over a grading plan must be submitted with the Construction permit.



Total Lot Size: 100' x 120' = 12,000 square feet

Existing Building Coverage:

House: 950 sf

Proposed Building Coverage

Existing: 950 sf + Shed: 200 sf = 1,150 sf (9.6%)

Existing Lot Coverage:

House: 950 sf + Driveway: 600 sf = 1,550 sf (12.9%)

Proposed Lot Coverage:

Existing: 1,550sf + Shed: 200 sf = 1,750 sf (14.6%)

C. Private Garages. Off-street parking, carports, and private garages for residential zones shall conform to the following requirements:

1. A private garage in a residential zone shall be permitted only when used as an accessory building to a dwelling on the same lot.
2. Only one private garage per residentially used lot shall be permitted.
3. No accessory dwelling unit shall be part of any garage.
4. A private garage may be either a separate building or it may be attached to as an integral part of the dwelling.
5. Attached garages shall be even with or behind the front building facade of a proposed principal structure.

6. The area of land occupied by the private garage shall not exceed that of the principal building.
7. A detached private garage shall be single story and shall not exceed eight hundred (800) square feet in floor area and store more than four (4) vehicles.
8. Garages shall meet the following setbacks, in Table 4.3

TABLE 4.3. GARAGE SETBACKS	
Setback Requirements	Garage
Front Yard (ft)	30'
Secondary Front Yard (ft)	25'
Side Yard (ft)	10'
Aggregate Side Yard (ft)	20'
Rear Yard (ft)	10'

9. A driveway shall not be located closer than three (3') feet to a side or rear property line, except in the event that a driveway is shared among two individual properties in accordance with §505.
10. No curb cut to a single family or two-family dwelling shall exceed twenty-two (22') feet in width at the right-of-way line.