

CITY OF GRAFTON

GARAGE & SHED REQUIREMENT

Setbacks

- Front yard: **20'** from property line to the wall-R2 zone **25'** from property line to the wall- R1 zone
Note: in most cases the curb is NOT the property line. On corner lots both yards adjacent to the public street are considered front yard. No garages or sheds in the front yard.
- Side yard: (Attached garage): R2 thru R5 zone - **6'** from property line to the wall R1 zone - **8'** from property line to the wall with not more than 2' roof overhang

(Detached garage or shed on back ½ of lot) **3'** from property line to the wall with not more than 1' roof overhang *No windows or doors allowed on setback side.*

5' from property line to the wall *Windows & doors allowed on setback side*
- Back yard: **20'** from rear property line (alley) if overhead door faces the alley
3' from rear property line (alley) if overhead door is perpendicular (90 degrees) to the alley or overhead door is 6' ft or less in width.
Note: The finished edge of the alley is NOT the edge of the alley easement or property line. It should not be used to determine the setback.
- Easements: **3'** feet from easements or greater if deemed necessary by the city for special circumstances.

Size limits

- Detached: Not to exceed **25%** of required back yard
Not to exceed square footage of the main structure and attached garage if present.
900 sq foot maximum size with allowances for property area over 7500 sq. ft.
- Attached: Not to exceed square footage of residential portion of the structure
Note: An attached garage shall be any garage that shares a roof and common wall of not less than 8' in length and is attached to a habitable room that is part of the residential structure.

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Height limits

Detached: **10'** side wall height. **15'** maximum height
Exceptions are possible when the residential structure has a steep pitched roof , in order to maintain aesthetics.

Other regulations

All electrical services a minimum of **18"** above floor or above base flood elevation
No construction over gas lines.
No construction on public utility easements.

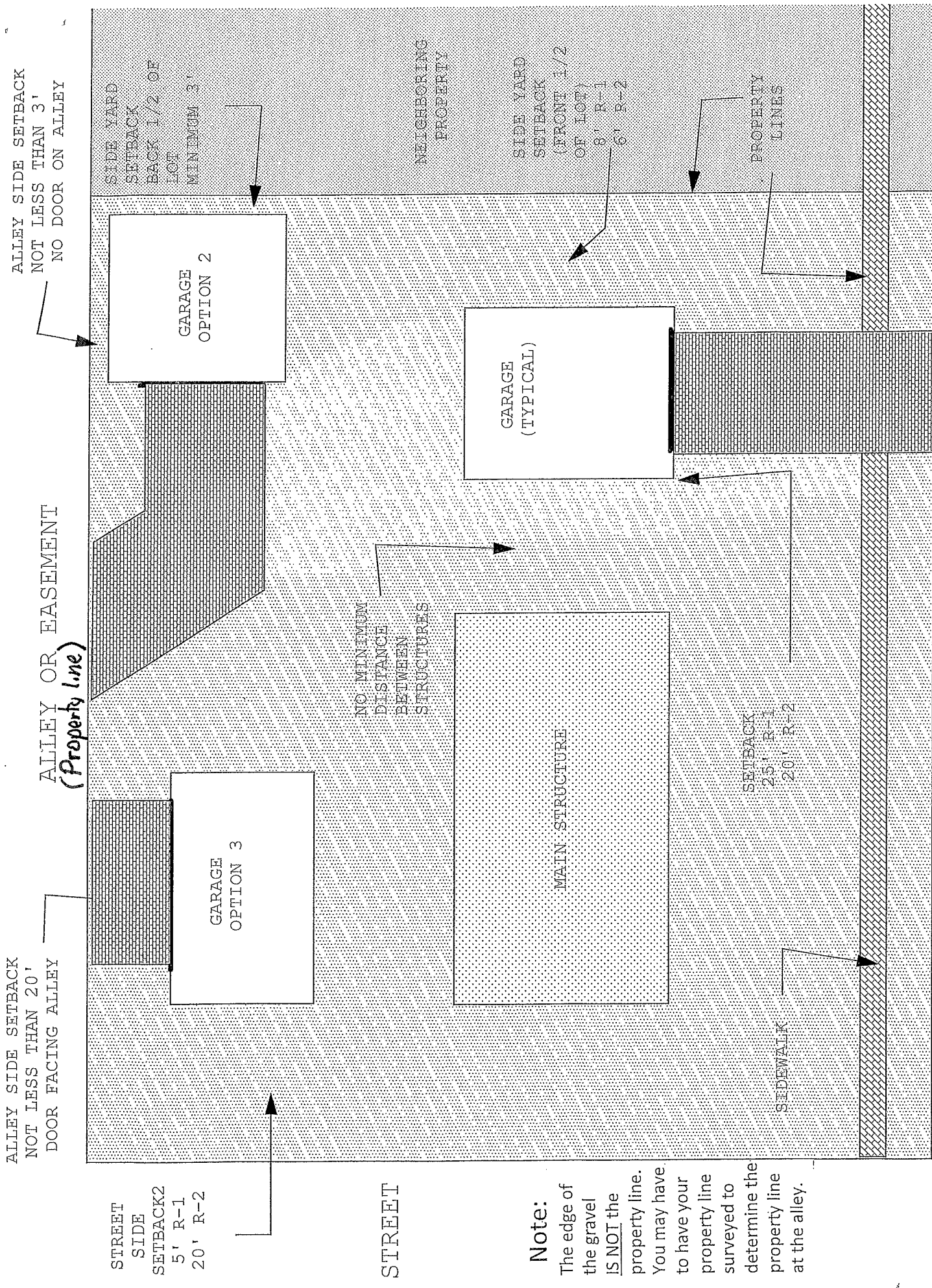
Garages & Sheds on vacant lots

Permitted on lots in R2 zoned districts annexed before 1980.
Must be located on the back ½ of the lot
Must be located to allow for future residential construction
Must have a wood or concrete floor
Limited to one structure per parcel
May not exceed previously established size limits
May not be closer than 12 feet from any residential structure on adjoining property
Limitations on storage outside of the structure.
May be subject to floodplain regulations (elevating or wet flood proofing to BFE)

A plot plan / drawing with dimensions must accompany building permit application. A survey may be required to determine proximity to property lines.

*The accumulative area of garages and shed/s shall be used when calculating lot coverage.
Structures larger than 200 sq ft shall be classified as garages.*

See additional page for layout information



Note:

The edge of the gravel IS NOT the property line. You may have to have your property line surveyed to determine the property line at the alley.