

# **CITY OF TIOGA**

## **DETACHED GARAGE INFORMATION**



**BUILDING PERMIT APPLICATION  
RESIDENTIAL ACCESSORY**

DATE \_\_\_\_\_ REVIEWED BY \_\_\_\_\_ PERMIT # \_\_\_\_\_

PROPERTY ADDRESS \_\_\_\_\_

PROPERTY OWNER \_\_\_\_\_ PROPERTY # \_\_\_\_\_

LEGAL DESCRIPTION \_\_\_\_\_

ZONING \_\_\_\_\_ LOCATION: NAME OF DEVELOPMENT \_\_\_\_\_  
LOT \_\_\_\_\_ BLOCK \_\_\_\_\_

PERMIT TYPE: NEW BUILDING \_\_\_\_\_ ADDITION \_\_\_\_\_ REPAIR/RENOVATION \_\_\_\_\_

<u>TYPE OF WORK:</u>	<u>FOUNDATION:</u>	<u>STRUCTURE:</u>	<u>ROOF:</u>
____ Enlarge	____ 4' Concrete	____ Masonry	____ Asphalt Shingles
____ Erect	____ Thickened Slab	____ Pole	____ Built UP
____ Remodel	____ Piers	____ Steel	____ Metal
_____	_____	____ Wood	_____

TO BE USED FOR \_\_\_\_\_

BUILDING HEIGHT AT MIDPOINT OF EAVE AND PEAK SHALL NOT EXCEED 16 FEET.

SHOW DRIVEWAY LAYOUT AND OVERHEAD DOOR LOCATION ON PLAT PLAN.

SHOW ALL EASEMENTS ON THE PROPERTY ON THE PLOT PLAN.

IF THERE ARE OVERHEAD WIRES ABOVE OR CLOSE TO THE NEW STRUCTURE, YOU MUST OBTAIN THE APPROVAL OF THE APPLICABLE UTILITY BEFORE YOU BUILD.

BUILDING WIDTH \_\_\_\_\_ BUILDING LENGTH \_\_\_\_\_ SIDE WALL HEIGHT \_\_\_\_\_

MIDPOINT HEIGHT \_\_\_\_\_ (see above) PROJECT VALUE \_\_\_\_\_

**APPLICANT**

\_\_\_\_\_  
Name (Please Print)

\_\_\_\_\_  
Address

\_\_\_\_\_  
ND Contractor License #

\_\_\_\_\_  
Tioga Contractor License #

\_\_\_\_\_  
Phone #

**PERMIT FEES**

PERMIT FEE \_\_\_\_\_ X \_\_\_\_\_ = \_\_\_\_\_  
(REFER TO BUILDING PERMIT COST FEE SHEET)

EXCAVATION \_\_\_\_\_

TOTAL FEE \$ \_\_\_\_\_

RECEIPT # \_\_\_\_\_

## **NORTH**

**\*\*\*NO COMMERCIAL OR MULTI FAMILY BUILDING PERMITS WILL BE ISSUED, INCLUDING FOUNDATION PERMITS, WITHOUT WRITTEN CONFIRMATION THAT THE PROJECT SITE AND STORM WATER MANAGEMENT PLANS HAVE BEEN APPROVED BY ENGINEERING.**

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### **CERTIFICATE OF OCCUPANCY CNA NOT BE ISSUED UNTIL ALL REQUIRED INSPECTIONS AS SHOWN ON THE HARD CORD ARE COMPLETE.**

The city encourages and recommends the permit applicant/holder/owner hire a private, on-site inspector, surveyor, or other professional as the applicant/holder/owner deems necessary in order to ensure that all aspects of the plans and/or construction comply with applicable codes and all other requirements. The City of Tioga will not provide continuous site observation of construction. The permit applicant/holder/owner at all times remains responsible for ensuring that the plans and specifications comply with all requirements of all Tioga City Codes and accepts full responsibility for all workmanship and construction. Because the permit applicant/holder/owner is in control of the construction project, the permit applicant/holder/owner agrees to indemnify and hold the City of Tioga harmless from any and all claims, demands, losses, cost, expenses, or causes of action, including attorneys fees, arising out of the City's review, or failure to review the building plans, the City's inspection and observation, or failure to inspect or observe, any aspect of the construction project, and/or failure of the construction project to comply with the City of Tioga building codes. This agreement applies to any such claim brought by any subsequent purchaser or owner of the property. I understand that I am responsible for the information shown hereon. I certify that I have investigated the location of my property lines, any easements or other restrictions on the property and the dimensions shown are accurate to the best of my knowledge. I understand that the city does not locate property lines and that I am responsible for location all new work as shown.

AS PERMIT APPLICANT, I ACKNOWLEDGE THAT I HAVE BEEN MAKE AWARE OF THE ABOVE STATEMENT AND CONDITIONS. APPLICANT SIGN \_\_\_\_\_ DATE \_\_\_\_\_

## **Residential Setback Requirements**

The minimum front yard setback is 25 feet. This is measured from the front property line, which is usually behind the sidewalk, not the curb line. The rear yard setback is 20 feet.

The minimum side yard setback is 5 feet. For yards 50 feet or less in width, the side yard is 10% of the lot width. However, no side yard can be less than 3 feet.

Detached accessory building (garages, sheds, etc.) must be a minimum of 5 feet from property line (side or rear). If a garage is entered from an alley, it must be 18 feet from the property line. Overhangs, eaves, etc. on accessory building must be no less than 2 feet from the property line.

Eaves on the house itself may project 25% into the side yard and 5 feet into the front or rear yard setback. Unroofed porches, decks, landings, etc. may project 10 feet into a front or rear yard setback.

No residential building with all its accessory buildings can occupy more than 40% of a lot. Detached accessory buildings cannot exceed 1200 square feet of the square footage of the dimensions covered by the dwelling, whichever is less.

Separate building on the same lot can be located no closer than 6 feet apart.

## **Property lines**

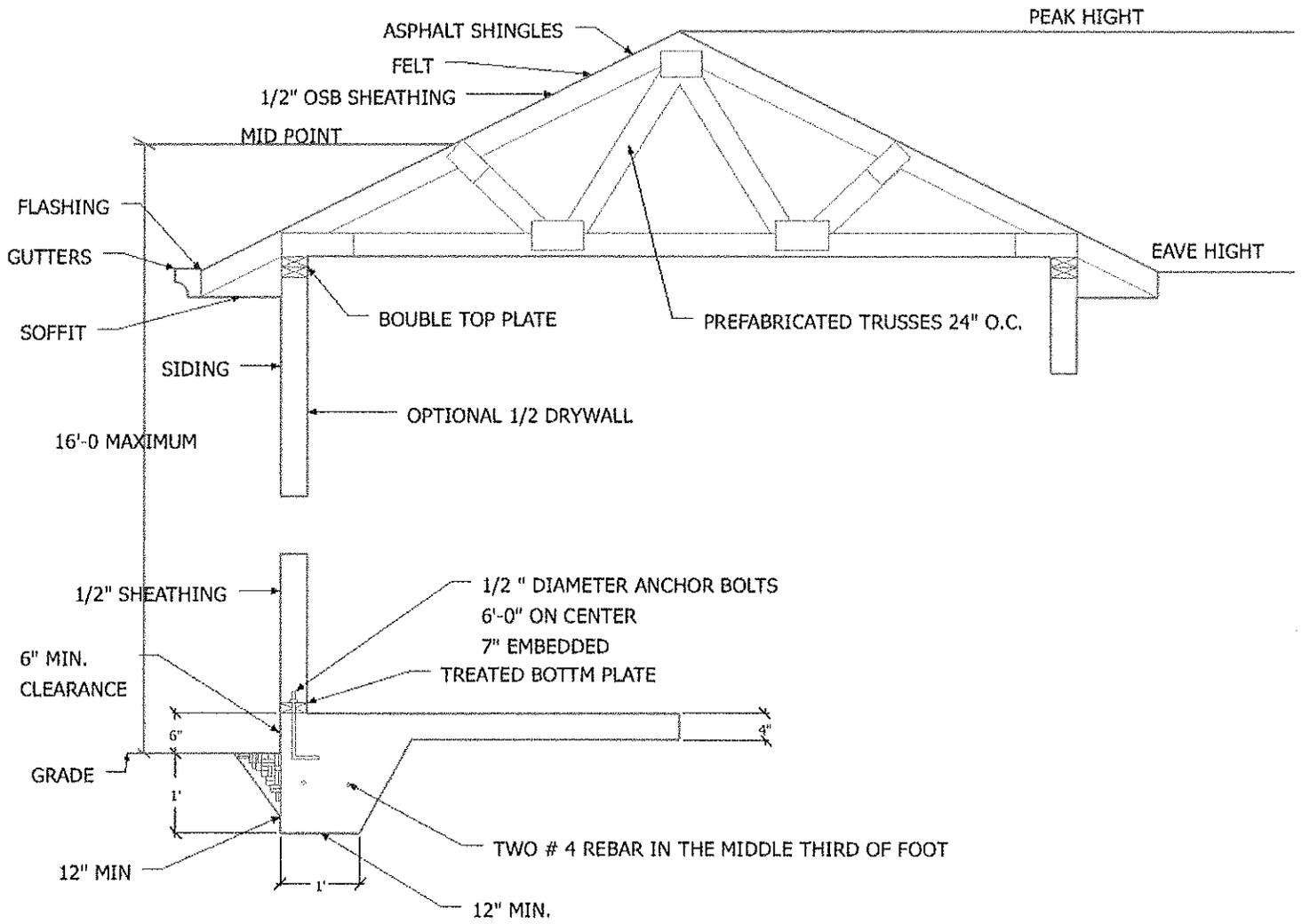
The homeowner is responsible for finding the property lines. The property corners must be marked for the building inspector prior to inspection. In many cases there are metal rods in the corners. These are usually six inches to one foot deep.

All fences must be on the owner's property. It is recommended that fences be set back for maintenance.

Foundation must be four feet deep. For detached accessory buildings, a foundation is not required. However, the perimeter of the building must have concrete or treated wood 12 inches below grade.

## **Residential Accessory Building Notes**

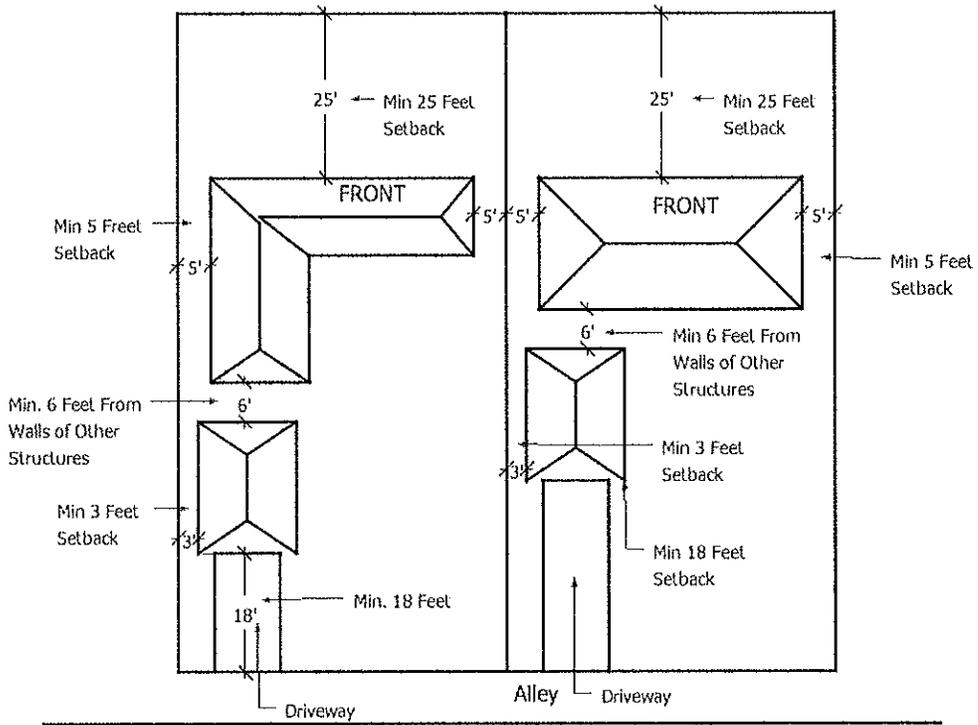
- ~ Structures with slab on grade foundations are limited to accessory buildings on lots zone R (residential) or AG (agricultural).
- ~ Structures with slab on grade foundations cannot have sewer and water connections.
- ~ Structures with slab on grade foundations shall not be connected at any point to dwellings or structures with frost level footings.
- ~ Structures with slab on grade foundations are limited to 16'-0" in "Height", i.e. at mid-span between eave and peak for gable roofs.
- ~ Post-frame (pole) type structures are allowed for accessory buildings.
- ~ Accessory buildings are not permitted in front yard setbacks.
- ~ A front yard setback is 25'-0".
- ~ Existing front yards less than 25' may be matched by accessory buildings provided overhead doors are set back at least 18'-0" from street.
- ~ Overhead doors facing alleys must be setback 18'-0" from alley lot line.
- ~ Accessory buildings cannot be constructed in easements of lots.
- ~ Walls must be at least 5'-0" from the side and rear property lines.
- ~ Walls must be at least 6'-0" from walls of other structures.
- ~ Eaves must be at least 2'-0" from side and rear property lines.
- ~ Eaves must be at least 2'-6" from any part of another structures.



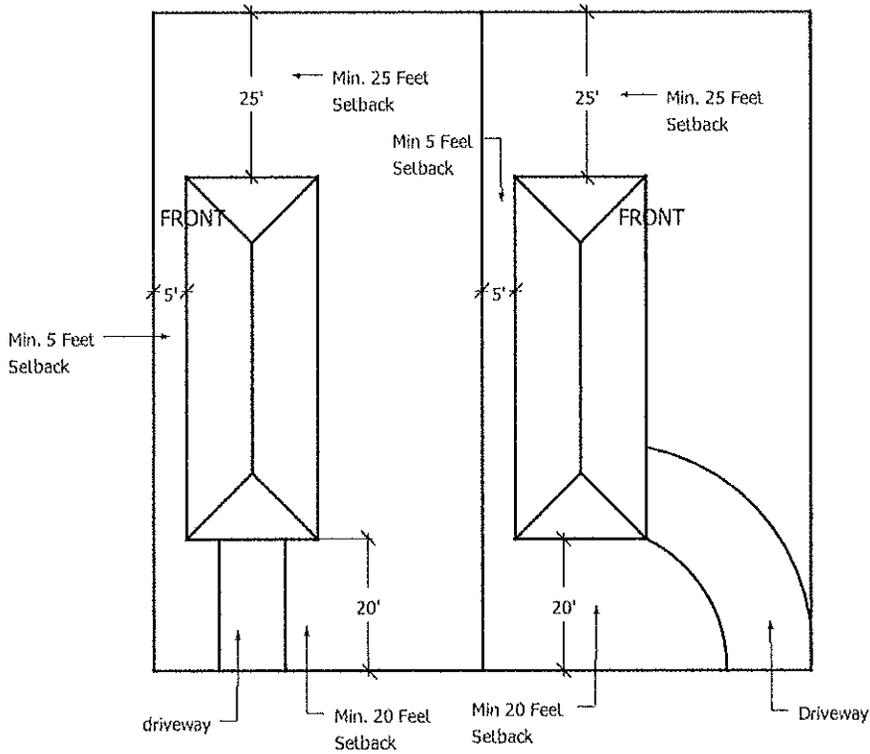
## DETACHED GARAGE & FOOTING



FIGURE 2  
Minimum Setback Requirement For Interior Lot



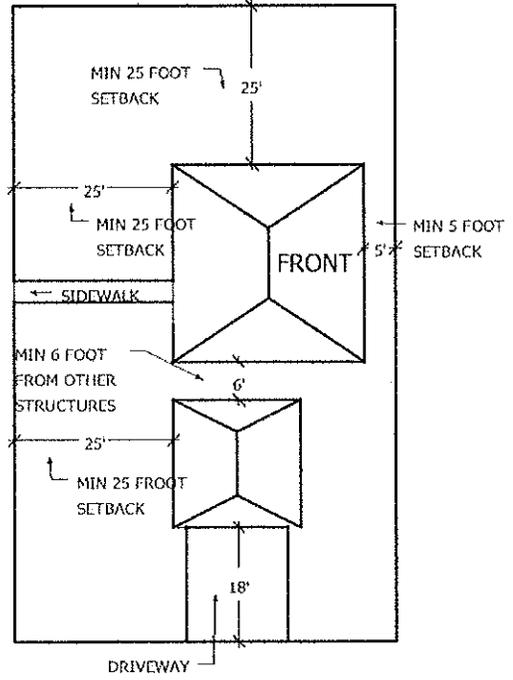
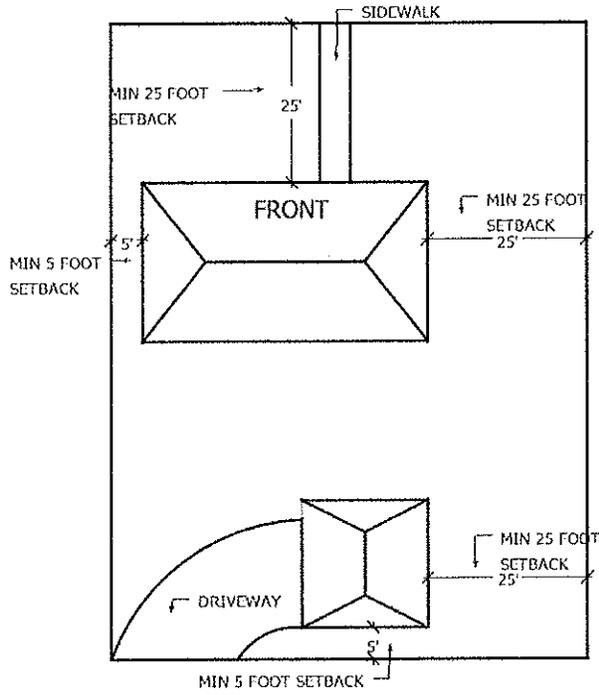
Street or Avenue



Alley

Figure 3  
Minimum Setback Requirement

STREET OF AVENUE



WITH ALLEY ACCESS

STREET OR AVENUE

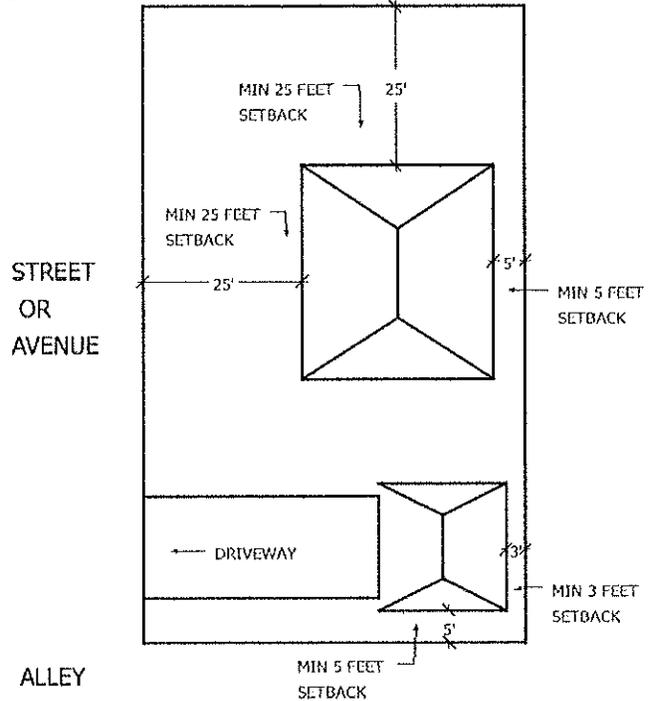
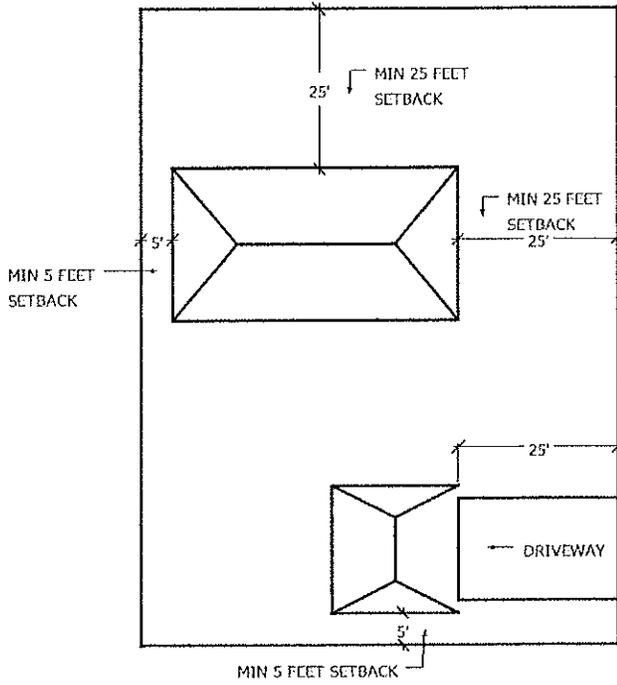


FIGURE 4  
MINIMUM SETBACK REQUIREMENTS FOR CORNER LOTS

