

CITY OF GRAFTON

GARAGE REQUIREMENT

Setbacks

- Front yard: **20'** from property line to the wall-R2 zone **25'** from property line to the wall- R1 zone
- Side yard: (attached): **6'** from property line to the wall – R2 zone **8'** from property line to the wall to the wall – R1 zone
- (detached on back ½ of lot) **3'** from property line to the wall with not more than 1' roof overhang
no windows or doors 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 to the alley

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

Height limits

- Detached: **15'** maximum height
Exceptions may be made when the residential structure has a steep pitched roof to maintain aesthetics

Other regulations

All electrical services a minimum of **18"** above floor or above base flood elevation

Garages 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 so as 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)