

(d) *Detached garages.*

(1) *Application.* Detached garage accessory structures require a building permit.

(2) *Regulations.* The following regulations apply to detached garages:

- a. Rear yard setback for front-loading garages shall be ten feet;
- b. Rear yard setback for alley access garages shall be 20 feet;
- c. Side yard setback shall be five feet;
- d. Side yard at corner setback shall be 20 feet;
- e. The size (i.e. area), height, and architectural restrictions are the same as for accessory structures, except that a minor height waiver for associated pitched roofs may be discretionarily granted by the building official.

(3) *Architectural requirements.* Accessory structures require the following design elements:

- a. The exterior facades of a detached garage shall be constructed of a masonry material (brick, stone, or stucco) that matches the main building or structure.
- b. Cementitious fiberboard or engineered wood may be used to fulfill masonry requirements for an accessory building or structure of 200 square feet or less in a single-family or two-family district, and cementitious fiberboard or engineered wood may be used to fulfill masonry requirements for structures accessory to an existing primary structure that is constructed entirely of wood, metal, or vinyl siding.

(4) *Approval.* Building permits are approved by the building official, following review and approval of the site plan by the director.