



City of Macedonia

The Crossroads of Northeast Ohio

9691 Valley View Road • Macedonia, Ohio 44056
(330) 468-8360 • FAX (330) 468-8396

Building/Engineering/Zoning/Planning Department

DETACHED GARAGE REQUIREMENTS

*** THE FOLLOWING DOCUMENTS MUST BE PROVIDED ***

Detached Garages Shall Meet All State and Local Codes

1. [Residential Zoning Certificate Application](#).
2. Homeowners Association (HOA) Approval Letter (if applicable).
3. Site plan showing distances from lot lines and structures to proposed detached garage.

Detached garages shall be a minimum of ten (10) feet from a side property line and five (5) feet from the rear property line. In the case of a corner lot, the detached garage shall be set back a minimum of 40 feet from the side street right-of-way line and a minimum of ten (10) feet from the rear property line.

4. A detailed drawing showing all dimensions, construction material, footers, trusses, lumber dimensions, etc. as required by the Residential Code of Ohio (RCO).

The maximum area of detached garage permitted on a lot shall not exceed 600 square feet. Maximum height is 15 feet, or the height of the house, whichever is less. Detached garage roof slopes must be greater than 3:12.

Detached garages are ONLY permitted in the rear yard, which is behind the most rear wall of the house. Detached garages are not permitted in the side yard.

The maximum ground coverage of accessory buildings shall not exceed ten percent (10%) of the rear yard.

Detached garages shall be attached to a perimeter trench footing as approved by the Building Department.

5. [Electrical Permit Application](#) and detailed drawing of electrical work, if applicable (National Electric Code).
6. [Engineering Permit Application](#) and detailed drawing of concrete work if applicable.

Drawings may be completed by the homeowner or a design professional. Please allow thirty (30) days for your plans to be reviewed. Once approval is given, the Building Department will contact you regarding permit fees.

Please provide sufficient detail as requested by the City to expedite the approval process.

Please feel free to contact the City at (330) 468-8360 with any questions that you may have.

Macedonia Codified Ordinances may be found at [American Legal Publishing](#).