Detached Garage Requirements

In

Dayton's Historic Districts

There are two types of modifications of structures in historic districts, minor and major. The construction or removal of accessory structures such as garages is considered to be a major modification that would normally be reviewed by the Landmark Commission. As of August 1st 2006 garages will be able to be approved as minors by the Historic Preservation Officer, Department of Planning and Community Development. In order for this to take place you must submit plans that follow the guidelines that are listed in this brochure.

Documents Required with Application:

A. Site Plan

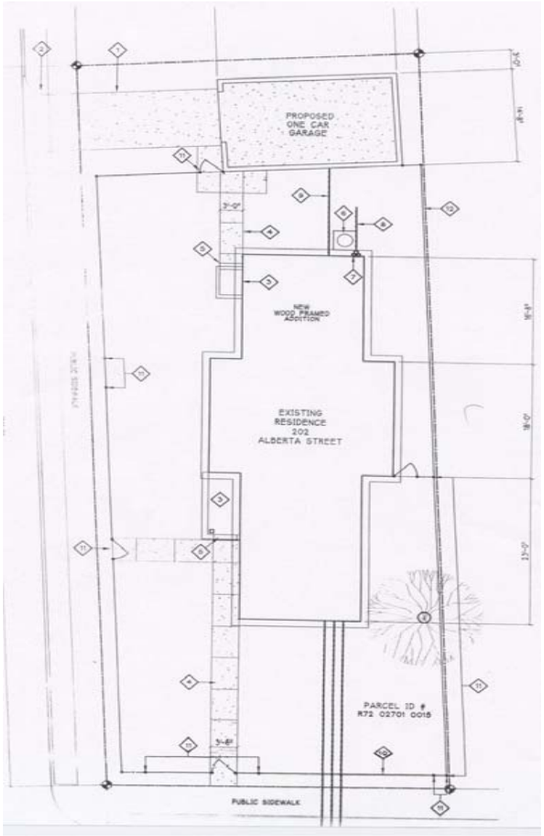
B. Elevation Drawings with Details

City of Dayton Department of Planning & Community Development

937-333-3670

A. Site Plan

Site plan is to be to scale, indicating lot lines and structures (both existing and proposed.)

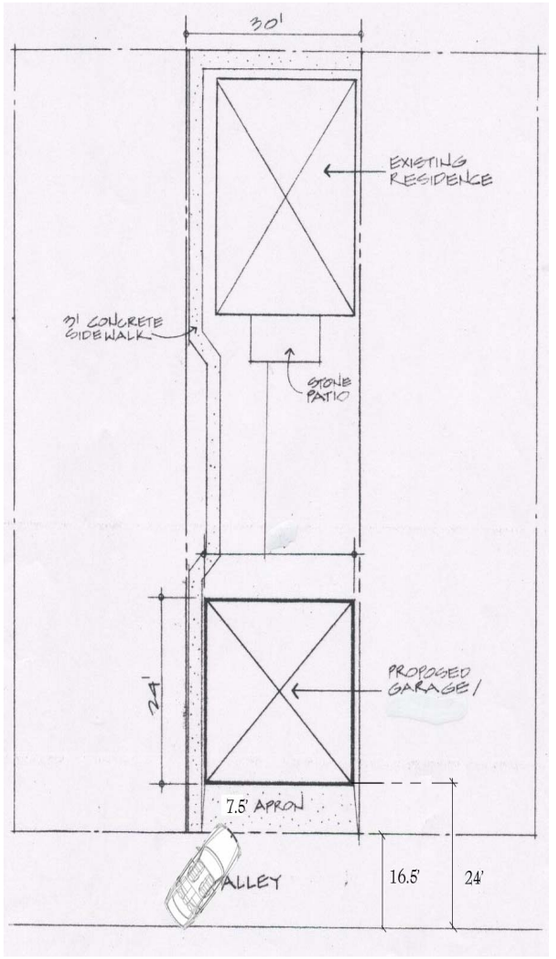


I. Detached Garage Design

A detached garage shall complement the principal dwelling in terms of architectural design and materials. In other words all accessory buildings should be designed to complement the primary building on the site. Detailing should be simpler on the accessory building. (**Blueprint for Rehabilitation)** Garage should also be subordinate to the main structure.

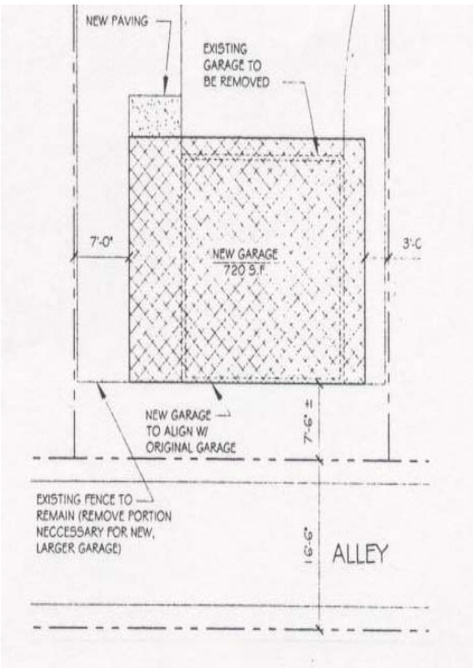
II. Garage Setback from Alley

If a vehicle has access to the garage from the alley, the garage must be setback from either the side or rear lot line, whichever applies in your situation, 24 feet from the edge of the right-of-way on the opposite side of the alley. **(Dayton, Ohio Zoning Code 150.435)** This provision provides for proper vehicular turning radius into the garage from the alley.



III. Setback from Side Property Lines

Setbacks from side property lines are to be no less than 3 feet.



B. Elevations

Elevations are to be to scale indicating both existing and proposed, with dimensions.

I. Window and Door Trim

All trim details are consistent with typical garage details that are regularly approved by the board. Two examples of doors are a six panel steel door and a half lite.
For frame structures:

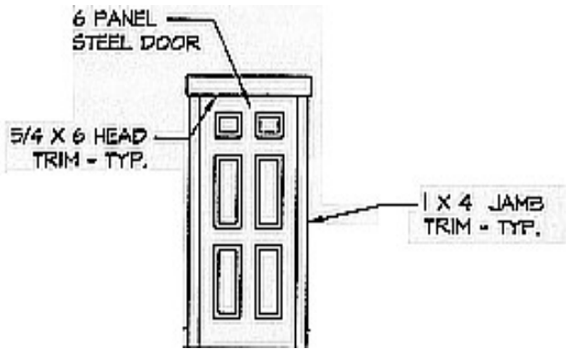
Door: 5/4 x 6 Head Trim – TYP (typical) or 1 x 6 Head Trim

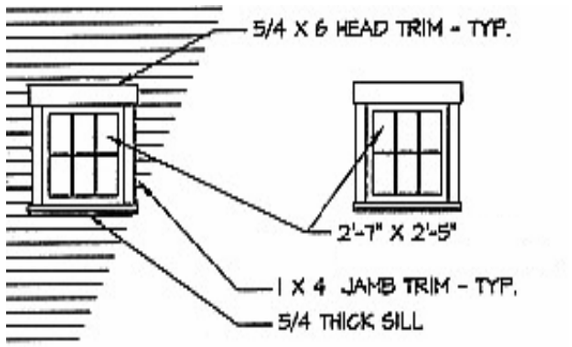
1 x 4 Jamb Trim –TYP

Windows: 5/4 x 6 Head Trim –TYP

1 x 4 Jamb Trim –TYP

5/4 Thick sills





II. Siding

All siding must have 3 to 5 inches of exposure or the exposure width must match the house that it is an accessory to. The Garage must also be painted to match the color of the house. A common material that is used with garages is wood others are brick, stucco and concrete "clapboard" siding. (Vinyl, aluminum or T-111 siding is prohibited.) Examples of siding include the following but are not limited to the following:

Hardi Plank (concrete siding) with 3"-5" exposure
Wood with a 4" exposure

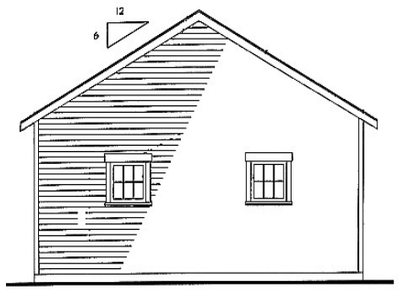
Tongue & Groove yellow pine to match

4" lap exposure wood to match house

3/8" horizontal lap siding with a maximum of 5" exposure

III. Roof Pitch

The pitch of the garage roof may be no less than 5:12 but no greater than 8:12. Most detached garage roofs are generally 6:12 that usually matches the roof pitch of the house that they are detached from. A roof pitch of 6:12, as depicted on the drawing below, means that for every 12 inches (run) the roof goes up 6 inches (rise).



IV. Garage Door

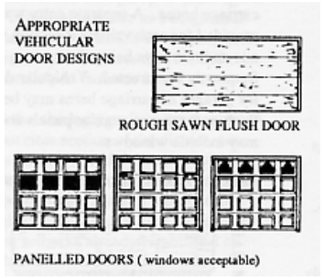
Garage doors usually consist of aluminum or steel paneled door ranging in a minimum of 8 feet in width for single cars up to 16 feet in width for a two-car garage. Garage doors are to be eight feet in maximum height. (Windows are acceptable on garage doors.) Designs from garage doors range from:

8-foot single paneled door

Two 8-foot single paneled door with a 2-foot spacing dividing the two

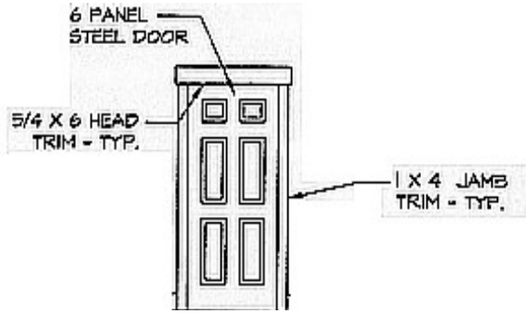
One 16 foot paneled door

One 16 foot paneled door & an 8 foot paneled door with a 2 to 4 spacing dividing the two



V. Entry Door

Side doors consist of steel paneled doors or wood paneled and half lite doors averaging from 32"-36" in width.

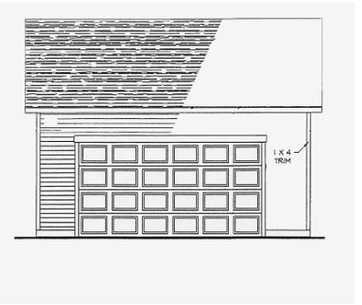


VI. Windows

Garage windows are to be proportional to the windows of the principal structure (house). They must all be positioned and proportional to the garage that they are being applied to. Most common windows are single hung, double hung and fixed pane windows. (Garages may be designed without windows.)

VII. Corner Boards

Corner boards should be utilized and are to be measured with the minimum width of 1" x 4" and the maximum being no greater than 1" x 6" wood.



VIII. Eaves

Eaves on garages have a one-foot overhang. This means that it extends out one foot from the exterior face of the garage wall.