



DETACHED GARAGE – RESIDENTIAL PERMIT GUIDELINES

A CGC, CRC, CBC or Owner Builder may apply for permit.

- Residential New Construction Application (includes Owner Builder Affidavit, if applicable)
- Burrowing Owl Affidavit
- Elevation certificate (if in a flood zone)
- FEMA Packet (if in a flood zone)
- Impervious Surface Calculation Sheet
- Two (2) sets of sealed Engineered drawings with:
 - Site plan (separate 3rd site plan for Stormwater Review)
 - Florida Product Approval index sheet
 - Manufacturer's Truss Layout (Acknowledged by design professional that designed the structure)
- Notice of Commencement

Description:

- Scope of work, i.e. electrical and plumbing only

Route to: OFFICE USE ONLY

Building
Zoning

Stormwater
Species if Owl, Gopher Tortoise or Eagle

Processing: OFFICE USE ONLY

- Type: Detach Garage w/ Septic or Sewer Residential
- Subtype:

Inspections:

- Will vary depending on scope of work

Fees:

- Addition/Remodel Res Calculated in the financial window in the deposit field
- Surcharge Yes

Expiration:

- Six (6) months. Must have approved inspection every 180 days to stay active. Permit automatically extends six (6) months from each approved inspection.



ADDITIONAL INFORMATION

1. A detached garage shall meet all the set back requirements of the principal structure.
2. A detached garage shall be on the same parcel as the principal structure.
3. A detached garage shall not exceed living area square footage of 1st story.
4. The height of a detached garage shall not exceed 14 feet in height when measured according to the definition of "building height" in the Land Development Code.
5. An operable garage door capable of providing access to the garage by a motor vehicle is required.
6. No plumbing shall be allowed in a detached garage except that a single one-compartment sink and toilet.
7. The exterior building materials of the detached garage shall conform to the exterior building materials of the principal structure.
8. A parcel may contain both an attached and detached garage, but only one detached garage shall be permitted.
9. 5' separation distance