The plat (as it is commonly called) is the legal description of the property, which indicates the size and shape of the land. This document is normally given to the homeowner at the closing of the house and should be kept for future reference.

**Detached Garage**
750 square feet for all garage space on the property

**Existig Garage**
If existing attached Garage is going to be converted into living space a separate permit is required and the driveway leading to the garage must be removed

**House**

Once attached garage is converted into living space all parts of the driveway within six feet of the front of the space must be removed and replaced with appropriate landscaping materials.

**Public Utility Easement**
If you are installing a detached garage and have an existing attached garage the combined area of both garage spaces may not be less than 440 square feet and not more than 750 square feet (measured from the inside wall of the space).

If you are installing a detached garage and are planning on turning an existing attached garage into living space the following is required.

1. A permit application for the construction of the detached garage (2 copies of the construction drawings are required).
2. A permit application for the conversion of the attached garage (2 copies of the construction documents are required).
3. A letter stating that you are aware that these projects must be done at the same time and both be completed within 1 year. Also included in the letter must be a statement that indicates you are aware that the driveway leading to the attached garage must be removed within 6 months of the issue date of the permit.
4. As part of the garage conversion the garage door must be removed and replaced by an approved building material (i.e. siding, windows, man doors, etc.).

When submitting your permit application and construction drawings for the detached garage, please be sure to include the square footage of your existing attached garage (if one is present).

The preferred replacement of the driveway is to remove the existing apron (approach) and install a new apron (approach) that is in direct line with the new driveway. If this is done the area where the old apron (approach) was needs to be replaced with a barrier curb.