

7. Garage door header has to be 3-2 x 12 or 2-2 x 12's with fitch plate.
8. Gutters and downspouts are required and must be tied into existing storm sewer. Splash blocks may be used if approved by City Engineer.

SIDE YARDS

1. Minimum of five (5) feet side line
2. Minimum of five (5) feet rear line
3. No building shall be erected less than twenty (20) feet from any residential building.

Any variance to the above has to appear before the Zoning Board of appeals. See Building Commissioner for further details.

FOLLOWING INSPECTIONS REQUIRED

1. Footer inspection before pouring concrete
2. Foundation and drains before back filling
3. All rough framing

APPLICATION

1. Fill out Permit Application completely, including Sub Trade Card – listing all Sub Trades
2. Two (2) complete sets of Building Plans
3. Two (2) sets of Plot Plan

PLANS

With your Building Permit you will receive one (1) set of your submitted plans and one (1) plot plan stamped and signed, "APPROVED". Any desired change afterwards, in either Plans or Plot Plan, must be resubmitted and approved by the Building Commissioner BEFORE proceeding with any of the work.

City of Middleburg Heights

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Garage Specifications

A “private garage” is building or space used as an accessory to a main building permitted in a residence district and providing for the storage of motor vehicles and in which no occupation, business or service for profit connected in any way with motor vehicles is carried on.

FLOOR AREAS (area exclusive of all circulation space)

Lot Size (Square Feet)	Minimum Garage Space (Square Feet)	Maximum Garage Space (Square Feet)
10,000 or less	440	700
10,000 – 20,000	440	800
20,000 – acre	440	1,000
Over 1 acre	440	1,200

Ordinance 2009-31, passed 9-22-09

No garage shall exceed 1,200 square feet. No attached garage shall have more than a total of 32 lineal feet of garage wall with or without garage doors facing streets abutting the property.

Ordinance 2009-31, passed 9-22-09

The area for frame garages shall be measured from the exterior face of the enclosing walls at ground floor level.

DETACHED GARAGES (WOOD FRAME CONSTRUCTION)

1. Bottom of footings of frame garages shall be not less than 38 inches below finished grade, unless supported on a reinforced concrete slab as provided in the following paragraph.
2. Frame garages less than 400 sq. ft. may be built on a concrete slab, not less than 4 inches thick, reinforced with steel mesh weighing not less than 40 pounds per 100 square feet or equivalent reinforcement turned up into a 6 inch width curb, 8 inches high above finished grade to form a wall foundation. Anchor bolts at all corners with a maximum spacing 6 feet o.c.
3. Studs and rafters shall have a spacing of not more than 16 inches o.c.
4. Rafter ties at eaves may be 2x6's with a maximum spacing of 4 feet o.c.
5. Corner bracing must be applied on the outside surface of studs.
6. All garages are to be gable or hip type roofs (no shed type).