

SINGLE-FAMILY & TWO-FAMILY RESIDENTIAL

Number of Spaces Required

1. Two garage spaces are required for single-family homes.
2. Two parking spaces are required per unit for a two-family home, of which one and one-half spaces shall be enclosed; a three-car garage and one open air space on a parking pad are required.
3. Only one garage structure is permitted per lot.

Setback, Height and Size Requirements

1. The garage height may be increased with a greater setback from side and rear property lines.
20 feet high = ten foot setback
17 feet high = five foot setback
15 feet high = three foot setback
2. Required setbacks:
SF-1 = five feet side and rear
SF-2, 3, TF = three feet side and rear
No setback required if wall is fireproofed or masonry material
3. The maximum square footages for garages are:
SF-1 = 800 square feet SF-2 = 700 square feet
SF-3 = 600 square feet TF = 800 square feet
4. Attached garages must follow the setback requirement for main structures.

Type of Garage and Orientation of Garage and Doors

1. The style of garage must be in keeping with the majority of garages on the block as far as attached or detached garage.
2. Garage doors shall not face the street.

For additional information, call the Planning Department at (216) 491-3216.
Please refer to the Zoning Code for full ordinance requirements.