

**ROCHESTER, NEW HAMPSHIRE**

CODE ENFORCEMENT DEPARTMENT

DIVISION OF BUILDING INSPECTION

TELEPHONE: 603-332-3508

FAX: 603-332-8601

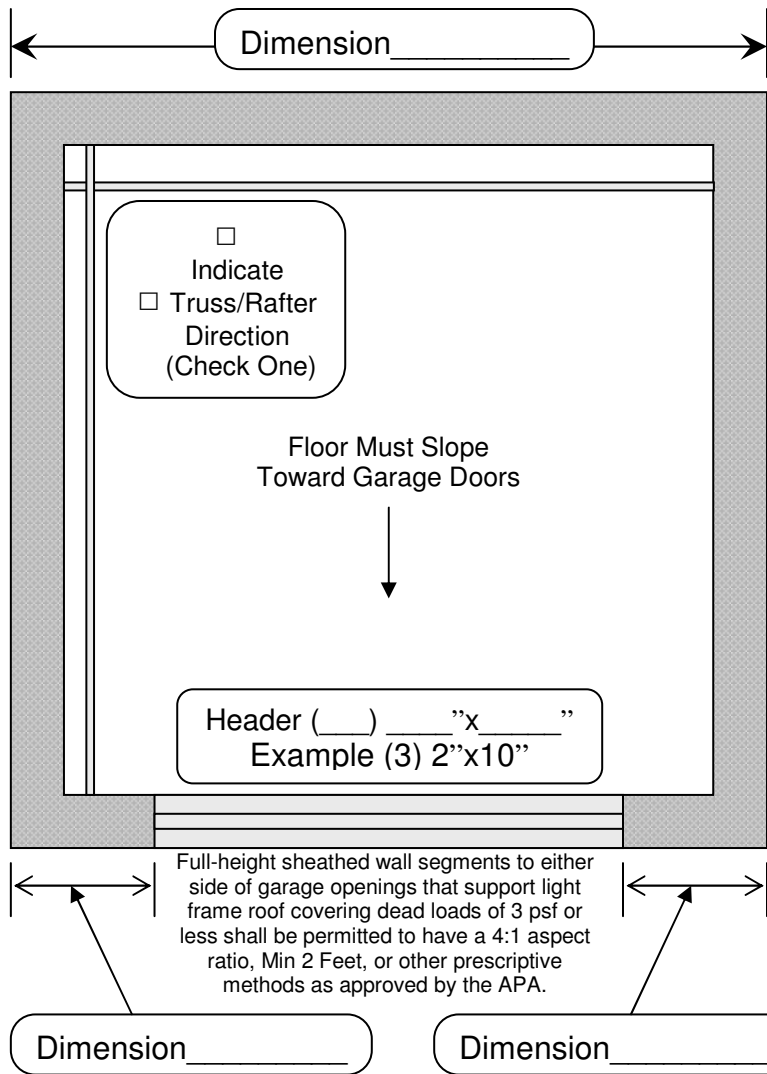
# Detached Garage Handout

Based On 2000 ICC IRC

Page 1 of 3

For Residential Use Only





**Foundations:**

Single Story, 24' x 24', or Smaller  
 May Go On A Floating Monolithic Slab.

A Story And One-Half And/Or Larger Than  
 24' x 24' Must Have A Minimum Of A 4 Foot  
 Frost Wall.

Single Story Minimum of  
 2"x4" @ 16" On Center

One and A Half Story Minimum of  
 2"x6" @ 24" On Center



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## Minimum Setbacks:

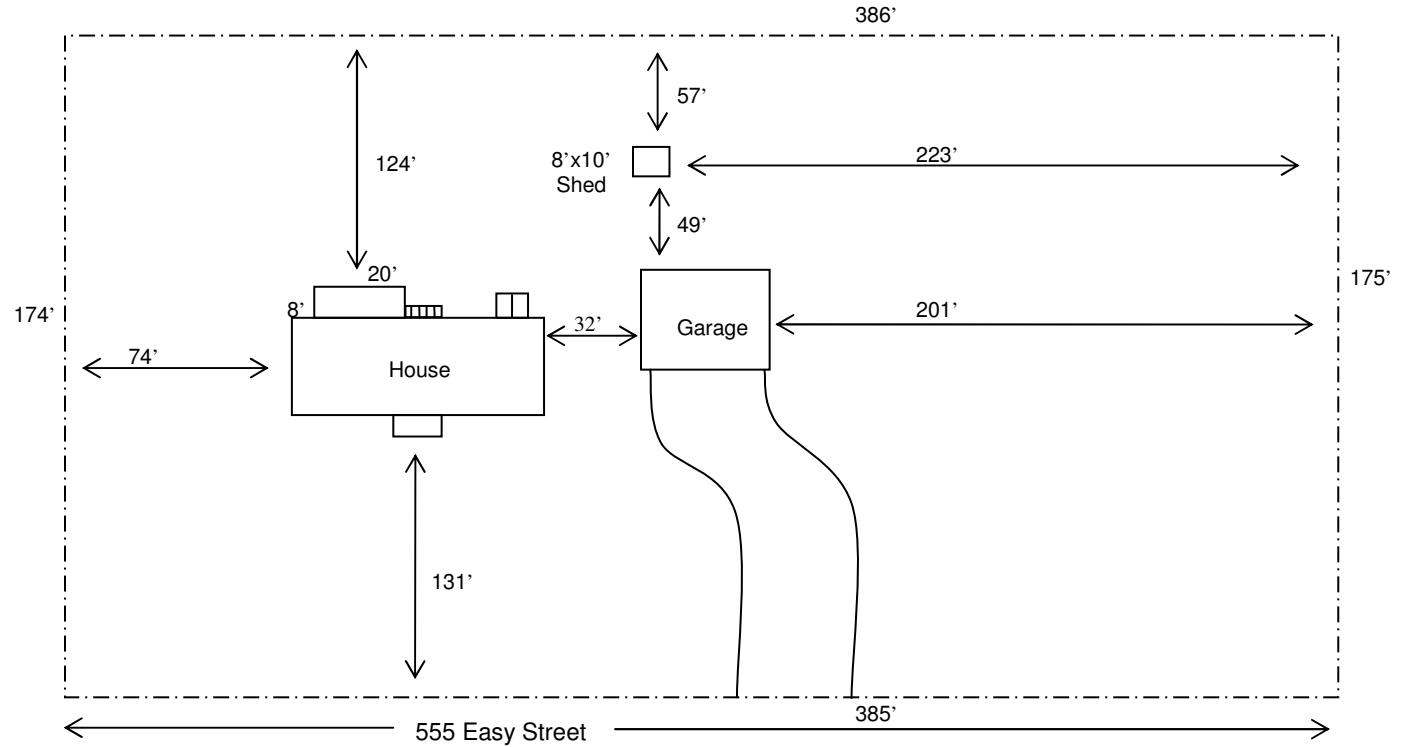
	Front Yard	Side Yard	Rear Yard	Distance From Other Buildings/Structures
Agricultural	35'	25'	50'	10'
Residential 1	25'	10'	25'	10'
Residential 2	15'	8'	25'	10'
Mobile Home Park	20'	15'	15'	10'

The Side And Rear Yards For Garages (Residential Use Only) In The Agricultural, Residence 1, And Residence 2 Districts Can Be Reduced By Special Exception, As Provided For In Section 42.23(c)(28)

**A site plan must accompany the application for the Deck.**

### Steps To Obtain Building Permit

- Complete Page One And Two Of This Guide
- Fill Out Building Permit Application
- Provide Plot Plan On Back Of Building Permit Application
- Submit All Forms To Code Enforcement With Payment



**Sample Site Plan**



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