



Detached Garage

What if I have an existing gravel driveway?

If you are building a new garage or carport, the driveway from the street to the rear of the principal structure shall be paved, and from the rear line of the principal structure to the new garage or carport may be crushed rock or gravel, even if there is currently a gravel driveway. The only exception to this requirement is if the driveway is leading to an unimproved alley, either dirt or gravel, then a crushed stone driveway is allowed. The crushed stone must have a diameter of 1.5" to 2" and be at a depth of six inches. Planning Staff approval of a crushed stone driveway is required.



Detached Carport

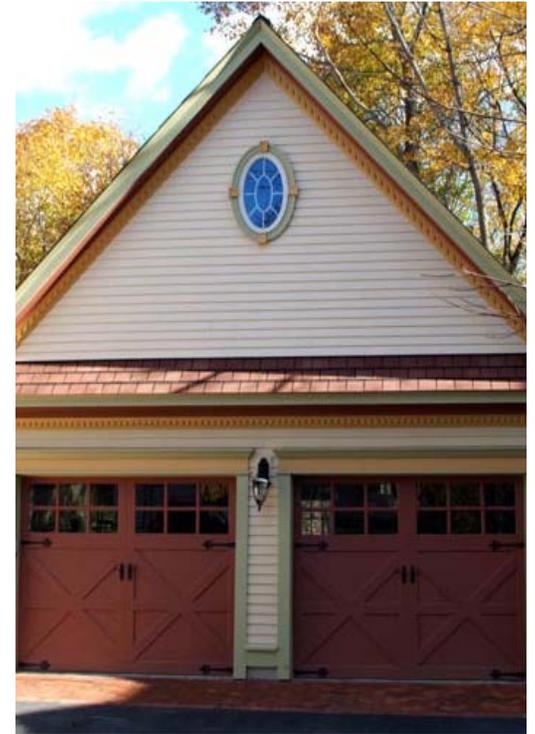
Door Requirements

To distinguish between a detached garage and a storage structure, the width of the door is considered. If the door is eight feet or wider, then the structure is considered a detached garage and must meet the requirements stated in this brochure. If the door is narrower than eight feet in width, the structure is considered a storage unit and must meet the requirements stated in the Residential Accessory Structure brochure. Parking of motor vehicles is not permitted in storage sheds.

Driveway Required



No Driveway Required



2018 RESIDENTIAL DETACHED GARAGE AND CARPORT

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I want to build a detached garage or carport. What do I need to know?

1. Detached Garages and Carports require a building permit. Please visit the Planning & Inspection Department at City Hall to obtain one.
2. A simple site analysis of your property is required.
3. The building materials must meet design regulations for your building permit to be approved.
4. A paved driveway and approach is required for any building that houses motor vehicles or is capable of doing so.

What is a site analysis?

A site analysis is a part of the building permit process. The Planning Department will look at the proposed placement of the garage or carport in proximity to other buildings and your property lines. Your detached garage or carport will need to be located a minimum of five feet from other structures and property lines. Setbacks are measured from the eaves. Greater setbacks may be required depending on your property. A site plan - a drawing showing the proposed project - is required for a building permit. The site plan should

include the garage or carport in relation to other buildings and property lines. The proposed driveway should also be shown. Figure 1 is an example of a site plan.



What building materials and processes are required?

The Hutchinson City Code requires that detached garages and carports match the existing character of the home or surrounding buildings of the neighborhood. For example, if your house has vinyl siding, then a similar material is required for your garage. Metal is not a recommended material and will not be approved if it doesn't match the general character of the surrounding neighborhood or the house.

For building requirements, please contact the Building Official, 620.694.2631.

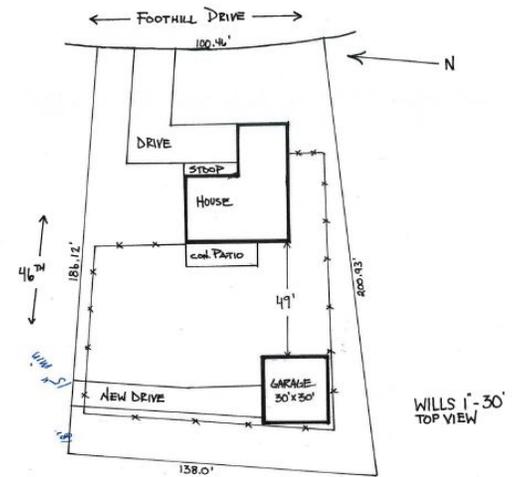


Figure 1 Detached Garage Site Plan

Do I need a paved driveway and approach?

Yes. For structures that will or can house parked motor vehicles, a paved driveway and approach are required by the City. The structure must also have a concrete floor. The approved pavement type for residential driveways is concrete, asphalt, or asphalt millings with a slurry seal.

How wide can my driveway be?

Your driveway cannot exceed 20 feet at the point where it crosses your front property line. Beyond that, there are no requirements as to how wide your driveway can be. However, you cannot have pavement that exceeds 40% of your front yard. If you are building a new driveway, the Engineering Department must approve its location.

