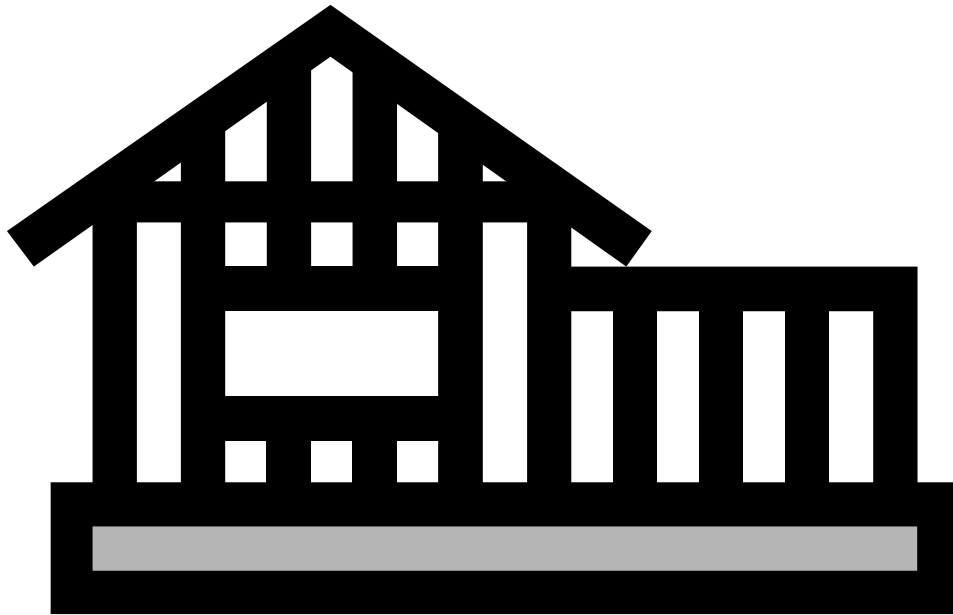


Attached Garages and Additions



CITY OF FARGO BUILDING INSPECTION DEPARTMENT

The State of North Dakota requires that you call [1-800-795-0555](tel:1-800-795-0555) at least two business days before you dig.

This handout does not address any covenants or easements assigned to the property, nor does it relieve you of code compliance with items which may not have been included from the 2003 International Residential Code (IRC).

Attached Garages and Single Family Additions

This is some information that you, the homeowner or contractor, need to know before you can begin planning for the project.

1. Definitions
2. Zoning
3. Location on property
4. Lot coverage allowed
5. Required front yard
6. Required side yard
7. Required rear yard
8. Building permit requirements

Please note: these are general rules.
Specific rules may apply to specific
properties.

DEFINITIONS

Foundations:	The foundation must be constructed of masonry, concrete, or treated wood and shall extend below the frost line.
Garage Floor:	Where motor vehicles are stored, floor surfaces shall be constructed of noncombustible materials.
Lot Coverage:	The percentage of the area of the lot that is allowed to be covered by the main buildings and all accessory buildings within a specified zoning district.
Property Line:	A recorded boundary of a plot. It is the owner's responsibility to know where and how to locate the property lines. The City of Fargo assumes that the owner knows this information. Errors due to lack of property line knowledge will cause delays and additional expense.
Required:	Needed; essential; necessary
Yard:	An open space, other than a court, on the same lot with a building.
Yard, Front:	A yard extending across the full width of a lot and having a depth equal to the shortest distance between the front line of the lot and the nearest portion of the main building, including an enclosed or covered porch. Where a building line or other line for designation of future street width has been established, the front yard depth shall be measured from such line instead of from the front line of the lot.
Yard, Rear:	A yard extending across the full width of a lot and having a depth equal to the shortest distance between the rear line of the lot and the main building.
Yard, Side:	A yard between the side line of the lot and the main building extending from the front yard to the rear yard and having a width equal to the shortest distance between said side line and the main building.

Article 20-05

Dimensional Standards

§20-0501 Residential District Standards

The dimensional standards of Table 20-05010 apply to all development in MR-3 and more restrictive zoning districts.

Table 20-0501

Dimensional Standard	Zoning District									
	AG	SR-0	SR-1	SR-2	SR-3	SR-4	SR-5	MR-1	MR-2	MR-3
Maximum Density (UPA)	0.1	1.0	2.9	5.4	8.7	12.1	14.5	16.0	20.0	24.0[1]
Minimum Lot Size										
Area (Sq. Ft.)	10 Ac	1 Ac [2]	15,000	8,000	5,000	3,600	3,000	5,000	5,000	5,000
Width (Ft.)	200	120	80	60	50 [3]	50 [3]	25	50 [3]	50 [3]	50 [3]
Minimum Setbacks (Ft.)										
Front	50 [4]	50	35	30	20	15 [5]	15 [5]	25	25	25
Interior Side [6]	25	25	15/15	10/10	10/10	4	4	15/25	15/25	10
Street Side	25 [7]	25	17.5	15	12.5	10	10	12.5	12.5	12.5
Rear	50	50	25	25	15	15	15	20	20	20
Max. Building Coverage (Pct. Of Lot)	NA	25	25	30	35	45	50	35	35	35
Minimum Open Space (Pct. Of Lot)	NA	NA	NA	NA	NA	NA	NA	35	35	35
Maximum Height (Ft.)	35	35	35	35	35	35	35	35	45	60

Source: 2985 (1999), 3062 (1999), 4039 (2000), 4338 (2003).

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[1] Higher densities may be allowed with the Bonus Density provisions of Sec. 20-0505.

[2] SR-0 minimum district size is 20 acres. See section 20-0203-A.

[3] Minimum lot width subject to limitation of access as provided in Section 20-0702.

[4] Minimum 100 feet from right-of-way on Arterial or section line road.

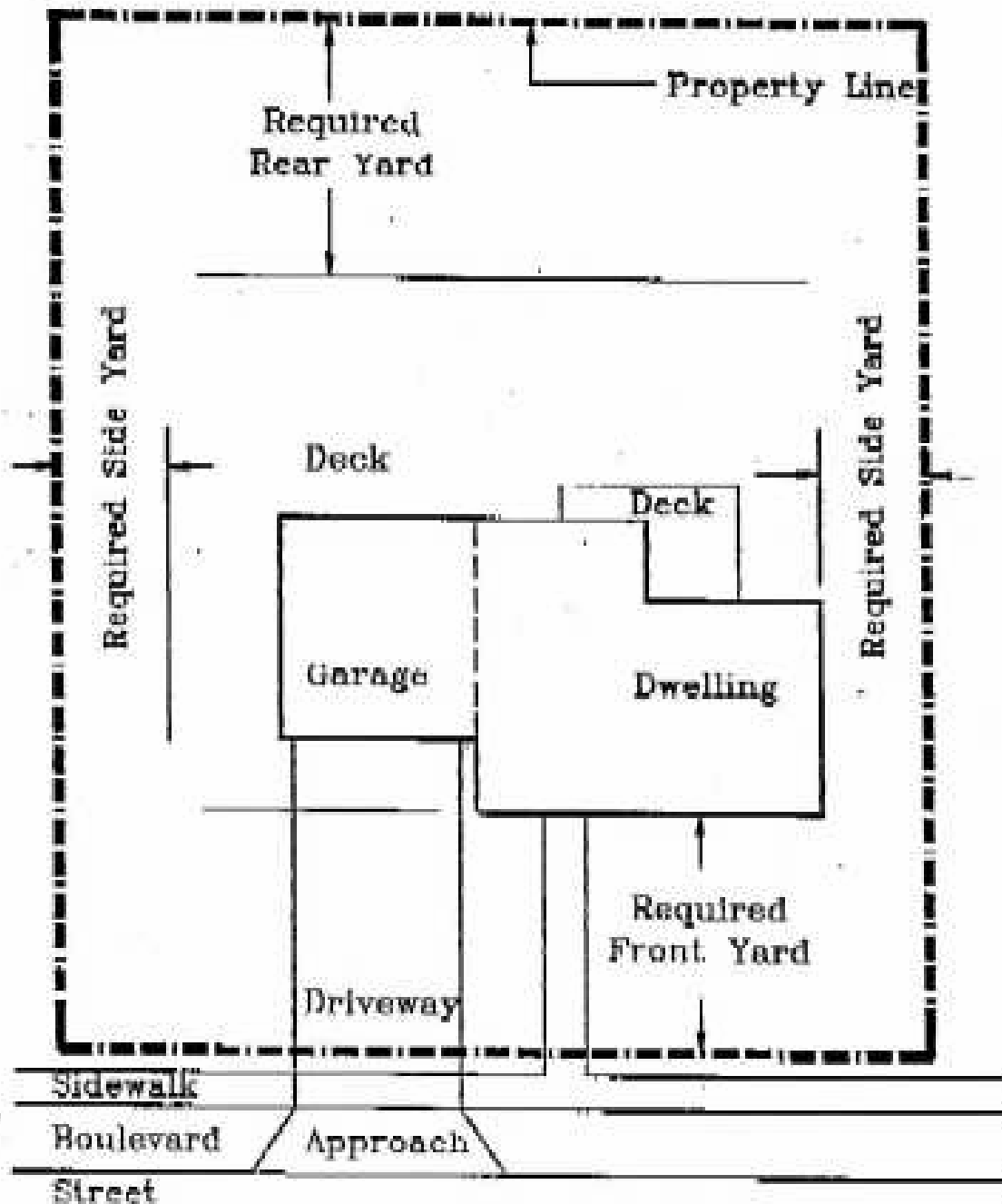
[5] Minimum 20-foot setback shall be provided between front-entry garages and nearest edge of sidewalk crossing plate.

[6] ## = Percent of Lot Width/Feet (whichever is less)

[7] Minimum 75 feet from right-of-way on Arterial or section line road.

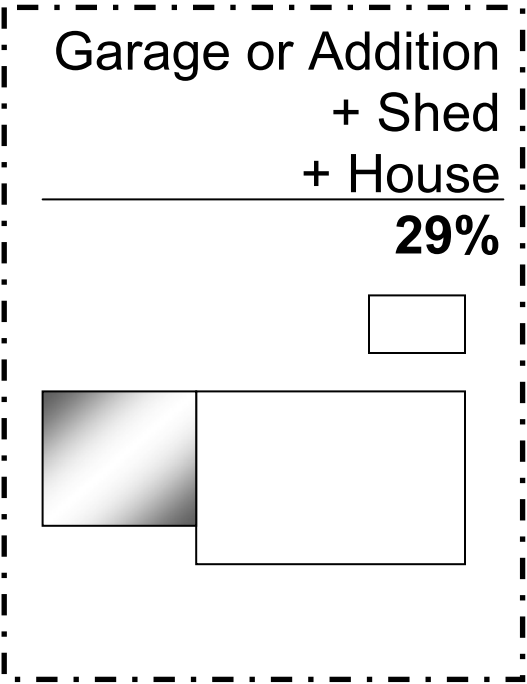
Location on Property

Attached garages and single family attachments are not permitted in a required side, front, or rear yard.

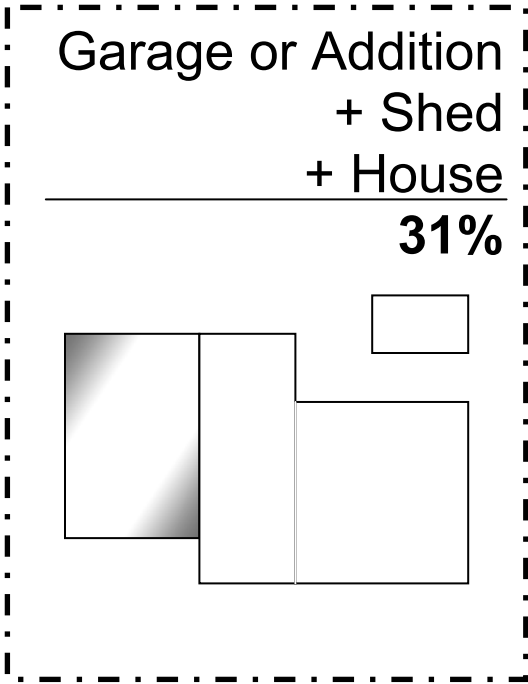


Lot Coverage

Requirements: Lot coverage varies depending on zoning. As an example, SR-2 zoning allows 30% lot coverage maximum for all buildings. For a typical lot of 60'x140' (8400 square feet) of lot area, 30% of 8400 SF is 2520 square feet of lot coverage allowed.



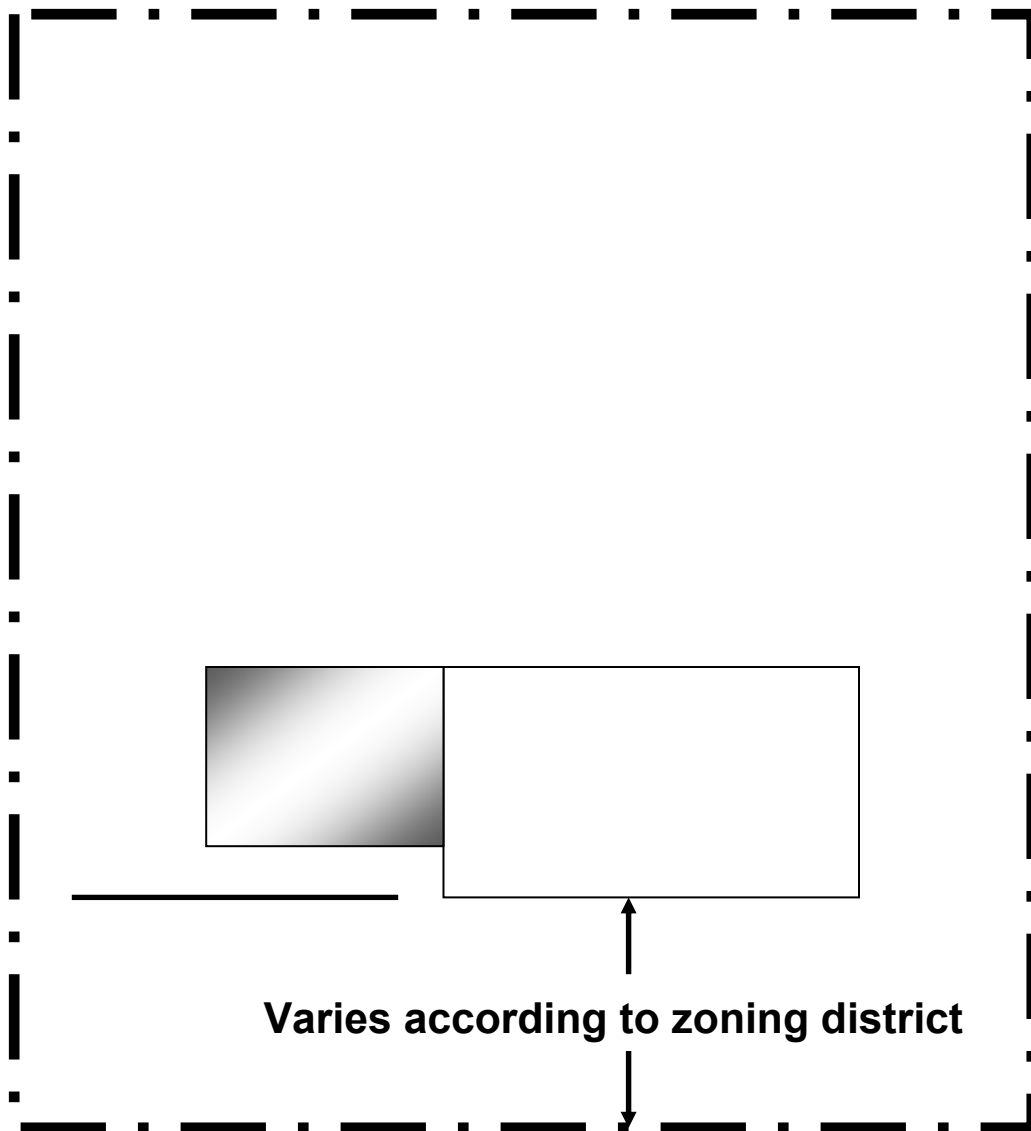
OK



WRONG

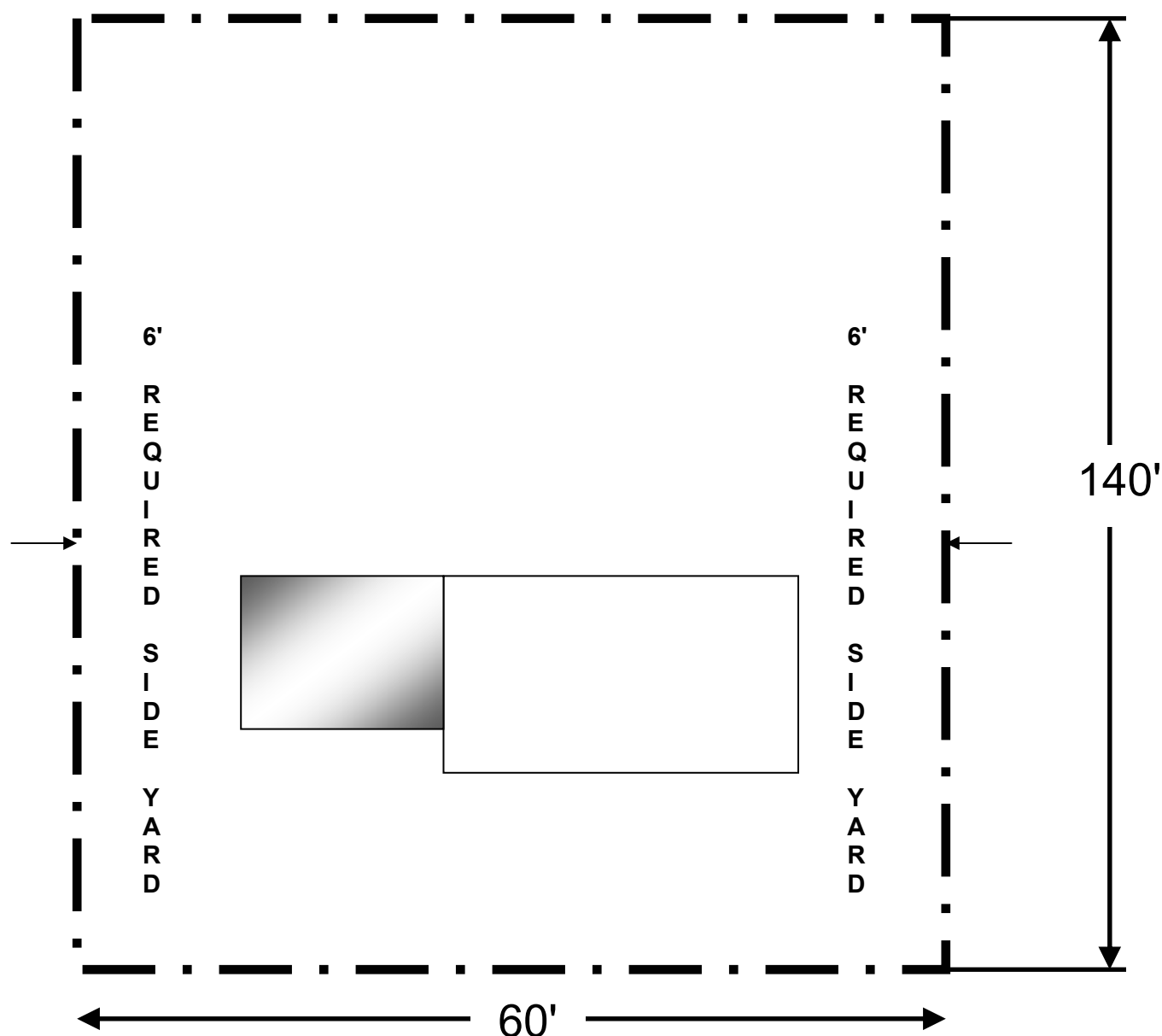
Front Yard

Front yard requirements vary from 50 feet in zoning district SR-0, 35 feet in SR-1, 30 feet in SR-2, 20 feet in SR-3, to 15 feet in SR-4 with a minimum 20-foot setback provided between front-entry garages and the nearest edge of a sidewalk crossing plate.



Side Yard

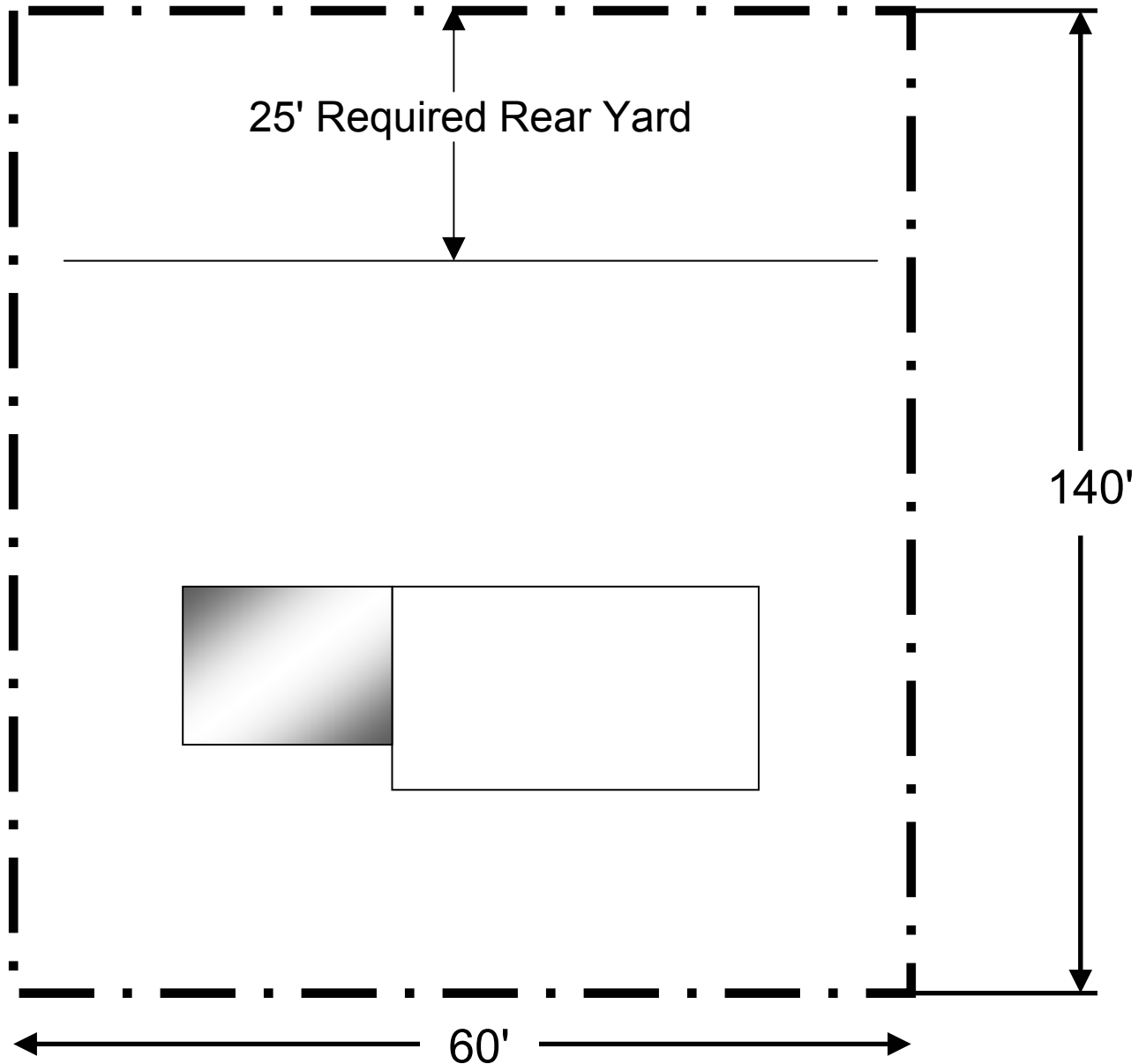
REQUIREMENT: A side yard is required to be 25 feet in SR-0; 15 feet or 15% of the lot width (whichever is less) in SR-1; 10 feet or 10% of the lot width in SR-2 and SR-3; and 4 feet in SR-4 zoning districts.



SR-2 Zoning District
10% of the lot width is (60' x 10%) 6 feet so
6 feet is the required side yard.

Rear Yard

REQUIREMENTS: For SR-0 a 50-foot rear yard is required. For SR-1 and SR-2 the requirement is 25 feet, and for SR-3 and SR-4 it is 15 feet. An example of a lot 60' wide and 140' deep, zoned SR-2, is shown below.



BUILDING PERMIT

IS A BUILDING PERMIT REQUIRED?

YES! Before any work is started you must acquire a building permit.

WHY SHOULD I GET A PERMIT?

To ensure your garage/home is constructed properly to safeguard your property; to protect yourself; to establish a record of construction or remodeling history on your property; and, to provide some protection from claims by subsequent property owners.

WHAT IS NEEDED TO GET A PERMIT?

The address and the zoning of the property; the intended use of the property (if uses other than residential are anticipated); the estimated cost of construction of the project; and, a site plan showing the size and location of all existing buildings on your property along with the proposed project. Also, basic construction drawings are often helpful.

HOW LONG DOES IT TAKE TO GET A PERMIT?

Generally less than one hour, depending upon the information provided and the complexity of the project.

ARE INSPECTIONS REQUIRED?

YES! It is the responsibility of the permit holder to arrange for inspections. This would include foundation, framing, electrical, heating, and a final inspection. Inspections are part of the permit process. Building inspections consist of examining and evaluating construction to determine if the work is compatible with the accepted standard of construction. There is no additional charge for inspections.

A large grid of graph paper, consisting of 20 columns and 20 rows of squares. At the top of the grid, there is a title in a bold, black, sans-serif font that reads: "City, change, inspections: Entering the 21st century". The title is centered horizontally across the top of the page.