

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. If the door is narrower than eight feet in width, the structure is considered a storage building. Parking of motor vehicles is not permitted in a storage building.



GARAGE-Driveway Required



STORAGE SHED-Driveway Not Required



CARPORT Not an Approved Carport

Community and Development

Services Department

Building Services Division

785-309-5715

Planning Division

785-309-5720

www.salina-ks.gov



BLF-307 12/2017

**Residential
Detached
Garage &
Carport**



*Community &
Development
Services*

City County Building
300 W. Ash,
Room 205
785-309-5715
785-309-5720

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

Detached garages and carports require a building permit. Please visit Development Services offices or the City of Salina website to obtain forms and submit-
tal checklists for construc-
tion/installation of a carport or garage.
[Click here to access the web page con-
taining this information.](#)

What building materials and processes are required?

The Salina City Code requires that de-
tached garages and carports match the
existing character of the home or sur-
rounding buildings of the neighborhood.
For example, if your house has vinyl sid-
ing then a similar material is required for
your detached garage or carport. 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.

***Do I need a paved driveway and ap-
proach?***

For a structure that will or can house
parked motor vehicles, a concrete paved
driveway approach is required by the
City, if the garage is accessed directly
from the street. The structure must also
have a concrete floor. Any structure that
is located in a rear yard and that will or
can house vehicles must have a surfaced

driveway (concrete, asphalt, gravel or asphalt mil-
lings) connection to the existing driveway serving
the property or to an existing alley. In order to lo-
cate a garage in a rear yard, the owner must dem-
onstrate that there is sufficient side yard width
(minimum 8 ft.) to drive a vehicle around the side
of their dwelling to reach the garage.

Construction of a new driveway approach or wid-
ening or repairing an existing driveway approach
requires approval (and permit) by the Engineering
Division of Public Works.

Zoning Regulations:

1. A detached garage or carport may be con-
structed three feet from the side property
lines. The rear yard setback shall be five feet if
no alley and ten feet if there is an alley, unless
a utility or drainage easement exists. Garages
and carports may not be constructed in drain-
age or utility easements (including overhangs).
2. A distance of three feet must be maintained
between any portion of the detached structure
and the primary structure.
3. The area of all structures on the lot shall not
exceed 35% of the lot area (30% in the "R" zon-
ing district).
4. Typically a garage or carport cannot be closer
to the street than the front building line of the
primary structure (the house).
5. If the property is located within a designated
Historical District, prior approval from the Heri-
tage Commission is required.

Applying for a permit:

**Complete and submit a building permit
application** and include the following
documents / information with your sub-
mittal:

1. **Site plan** - drawn to scale showing
dimensions of the legal parcel, all
existing and proposed structures with
dimensions, setbacks with dimen-
sions, and easements with dimen-
sions. The site plan shall also show
how the garage or carport will be ac-
cessed from the public street.
2. **Survey** - Under certain circumstances
a survey may be required.
3. **Compatibility Checklist** Form
4. **Construction Drawings** (Details)
5. **Color photo of the primary dwelling**
(the house)
6. **A brochure** or photo of the carport or
garage (if purchasing a pre-
engineered structure/building) and
the name of the manufacturer.
7. **Engineered drawings**, if purchasing a
pre-engineered building. (in some
cases this may be a deferred submit-
tal item)
8. **Right-of-way concrete work** requires
a separate permit issued by the En-
gineering Division of Public Works.