

Accessory Buildings and Structures Parcel/Lot Size >15,000 Sq. Ft. to 1.5 Acres

Garages

Each single-family dwelling shall be permitted one (1) attached or detached accessory garage or a combination of accessory garages, subject to the following requirements:

The allowable floor area of an attached or detached residential garage shall not exceed fifty (50%) of the total floor area (excluding basement) of the principal dwelling *or* nine hundred (900) square feet in the R1A district and twelve hundred (1200) square feet in the R-1B, R-1C and R-1R districts, whichever is greater.

In the case of a combination of an attached and detached garage, the total allowable square footage shall not exceed the amount set forth in section above.

Placement of Garage/Accessory Storage Buildings

Attached garages and attached storage structures must meet the same setback requirements as those which apply to your home.

Detached structures must be located behind the front of the principal building and shall be subject to the following the minimum yard setback requirements (in feet):

	<u>R-1A</u>	<u>R-1B</u>	<u>R-1C</u>	<u>R-1R</u>
Front	40	40	75	75
Side	10	10	10	50
Rear	10	10	50	75
From other buildings (in feet):				
Principal dwelling	10	10	10	10
Other accessory buildings	10	10	10	10
Maximum height (in feet):	16	16	16	16

Accessory Storage Buildings

In addition to an attached or detached residential garage, one (1) additional detached accessory storage building shall be permitted on parcels of one (1) acre or less. Two (2) additional detached storage buildings shall be permitted on parcels greater than one (1) acre.

Size / Floor Area Allowed:

Please see reverse side for worksheet

Lot/Parcel Size (length multiplied by width) _____

Total Floor Area of Home (excluding basement): _____

Existing Garage (attached or detached): _____ **Size:** _____

Existing Accessory Structures: _____ **Size:** _____

Dwellings with an ATTACHED Garage:

If your parcel or lot is >15,000 square feet to 1.5 Acres:

You are allowed 300 square feet PLUS 1 square foot per 100 square feet of lot area:

1. Lot size (length multiplied by width) = _____

2. Divide total lot size by 100 = _____

3. Multiply the answer of step 2 by 1.0 _____

4. Add 300 to the answer of step 3 = _____ Sq Ft Allowed

Not to exceed 950 Square Feet*

Dwellings with a DETACHED Garage:

If your parcel or lot is >15,000 square feet to 1.5 Acres:

You are allowed 300 square feet PLUS 1 square foot per 100 square feet of lot area:

1. Lot size (length multiplied by width) = _____

2. Divide total lot size by 100 = _____

3. Multiply the answer of step 2 by 1.0 _____

4. Add 300 to the answer of step 3 = _____ Sq Ft Allowed

Not to exceed 875 Square Feet*

*Note: This total does not include unused allowed Garage Square Footage; which may be added.