

## Accessory Buildings and Structures Parcel/Lot Size 15,000 Sq. Ft. or Less

### 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.

### 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 or less:**

You are allowed 200 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 200 to the answer of step 3 = \_\_\_\_\_ Sq Ft Allowed

**Not to exceed 300 Square Feet\***

**Dwellings with a DETACHED Garage:**

**If your parcel or lot is 15,000 square feet or less:**

You are allowed 200 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 200 to the answer of step 3 = \_\_\_\_\_ Sq Ft Allowed

**Not to exceed 225 Square Feet\***

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