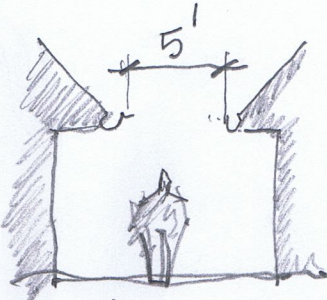


3.4.3. Accessory Buildings

A. Except as provided in Sec. 6.9, accessory buildings shall conform to the following requirements:



1. An accessory building shall be no nearer to any side or rear lot line than 5 feet, and no nearer to any front lot line than the distance prescribed for the principal building.
2. No portion of any accessory building shall be less than 6 feet from any point on any other accessory building or principal building.
3. An accessory building with a sloping roof shall have a maximum height of 22 feet. An accessory building with a flat roof shall have a maximum height of 18 feet. An accessory building shall have no more than 1½ stories.
4. The ground floor area of an accessory building shall not exceed 700 square feet.

A 5' STICK MUST SEPARATE ANY PART

3.4.4. Garage Design Standards

A. Applicability

Garage Design Standards apply in all Residence Districts

B. Definitions

1. **Garage.** An attached or detached structure, or portion of a structure, that is able to be accessed by an automobile and is used or intended to be used primarily for the storage or parking of 1 or more automobiles. A detached garage is an Accessory Building (See Sec. 3.4.3).
2. **Front Facing Garage.** A garage with a primary door or doors through which automobiles enter the garage facing the Primary Front Lot Line.
3. **Side Facing Garage.** A garage with a primary door or doors through which automobiles enter the garage facing the Primary Front Lot Line at an angle between 60 and 90 degrees.
4. **Garage Door.** The door to a garage that provides access for an automobile. Garage door width is measured as the exposed dimension between the door jambs from the exterior of the jamb.
 - a. Single Garage Doors are Garage Doors used for a single automobile to access a Garage. A Single Garage Door may be up to 9 feet wide.
 - b. Double Garage Doors are Garage Doors used for 2 automobiles to access a Garage side-by-side. A Double Garage Door may be up to 16 feet wide.
5. **Garage Wall.** Any wall enclosing a garage including that wall containing the garage entrance.
6. **Front Elevation.** The exterior wall of a principal building oriented in whole or in part toward the Primary Front Lot Line. The Front Elevation does not include any exterior wall

18' GARAGE DOOR IS IMPROBABLE & NOT COMMON

18' GARAGE DOOR

of a building more than 10 feet behind the frontmost exterior wall oriented in whole or in part toward the Primary Front Lot Line.

- 7. **Primary Front Lot Line.** The lot line abutting a street or right of way. Where there are multiple lot lines abutting a street or right of way, the Primary Front Lot Line shall be the one the main entrance faces.
- 8. **Fenestration.** The openings in a Garage Wall facing the Primary Front Lot Line, including windows and doors, but excluding entrances for parking, loading, and service facilities. Fenestration is measured from the exterior edge of any window or door trim.

C. Standards for Front Facing Garages

- 1. The sum of the width of all garage doors on a Front Facing Garage may be up to the following:

THE PROFESSIONAL GROUPS HAVE STUDIED THIS AND HAVE PROVIDED SOLID ADVISE THAT 50% IS THE RIGHT NUMBER

- a. A Front Facing Garage that includes only Single Garage Doors may be up to ~~45%~~ 50% of the total width of the Front Elevation.
- b. A Front Facing Garage that includes a Double Garage Door may be up to ~~40%~~ 50% of the total width of the Front Elevation.

D. Standards for Side Facing Garages

- 1. A Side Facing Garage may be located in front of the Front Elevation, but not within the front setback, if it meets the following:
 - a. A minimum of 10% Fenestration on the Garage Wall facing the Primary Front Lot Line as measured from the exterior.

E. Standards for residential buildings with one unit

- 1. There may be no more than 700 square feet in total Garage space on a lot providing for no more than 3 automobiles. A lot may contain no more than one attached Garage and one detached Garage.

F. Additional Standards for residential buildings with two-units

- 1. Parking spaces in garages are counted toward the minimum number of accessory parking spaces required by Sec. 5.1.4. Garages may be attached or detached.

STANDARD 2 CAR GARAGE 24X24 = 576 S.F. / GARAGE

- a. For each residential unit, there shall be no more than ~~500~~ square feet in total garage space, no more than one garage and each garage shall provide for no more than 2 automobiles.

G. Exemptions

- 1. Garages located 70 feet or more from the Primary Front Lot Line are exempt from the standards for Front Facing Garages (Sec. 3.4.4.C) and standards for Side Facing Garages (Sec. 3.4.4.D).

- a. Where there are multiple lot lines abutting a street or right of way, garages must be located 70 feet or more from all such lot lines to be exempt.
2. A detached Front Facing Garage that is set back more than 10 feet from the Front Elevation is exempt from the standards for Front Facing Garages (Sec. 3.4.4.C).
3. Garages located on Rear Lots are exempt from the standards for Front Facing Garages (Sec. 3.4.4.C) and standards for Side Facing Garages (Sec. 3.4.4.D).

H. By Special Permit

1. For residential buildings with one unit: a Garage with provision for more than 3 automobiles, or a Garage of more than 700 square feet in area, or more than 2 Garages.

2. -

THERE NEED TO BE DISCUSSION ABOUT
CORNER LOTS & EXEMPTION FOR
THE "SIDE" OF THE HOUSE FACING
THE STREET