

GARAGES & ACCESSORY STRUCTURES

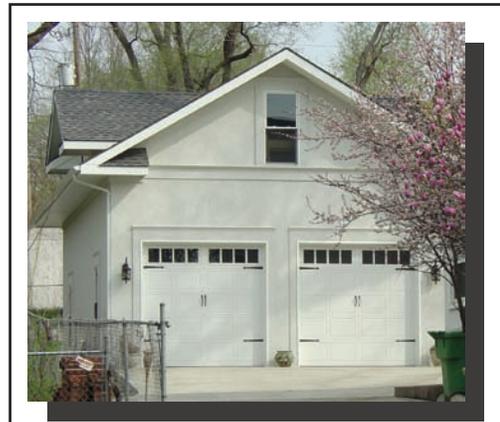
30-72.11 UDO Design Principle: New buildings should not duplicate older styles of architecture, but must be compatible with the architecture of the district. Scale, placement on lots and street setback must conform to the scale, placement and setback of adjacent structures, especially in the context of rows of buildings and streetscapes. Styles of architecture will be controlled only to ensure that their exterior design, materials, and color are in harmony with neighboring structures.

A number of early garages and other out buildings, including a few carriage houses, still exist in the historic districts. Most of these structures were built to be strictly functional, accommodating a single automobile and little else.

With the greater number of cars now owned by each family, and the need for greater storage, home owners prefer larger, more modern garages. New garages and detached accessory structures should follow the Guidelines for New Construction (page 13).

Recommended

- Original materials and features of historic garages should be retained when possible, including windows, doors, siding, and trim.
- If replacement of an element is necessary, it should match the original in design.
- New garages and out buildings should complement the primary structure in material and design.
- The size and scale of the garages and accessory structures should respect the original structure and the existing lot.



This is a new garage that was designed to reflect the style and materials of the house.

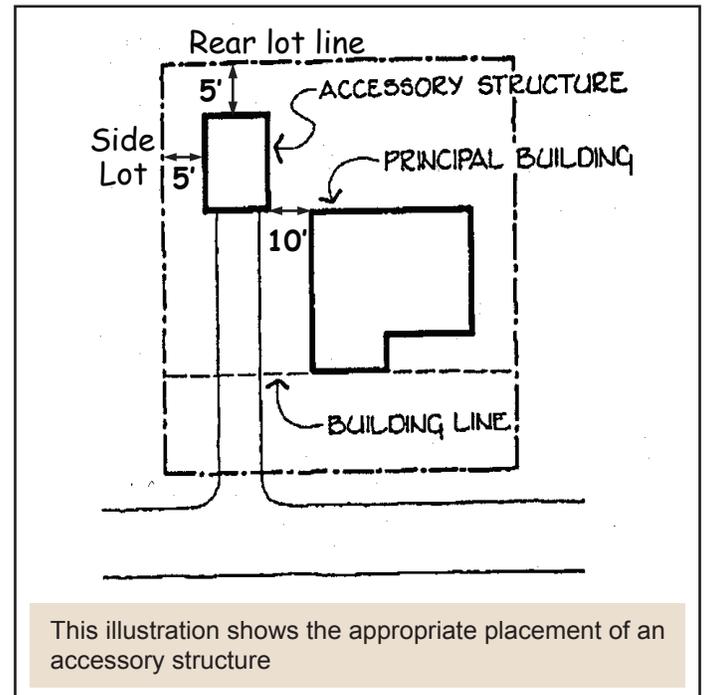
A building permit is required for construction of these structures.

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UDO Sec. 30-81.2. Accessory structures, residential districts

One detached accessory structure shall be allowed in the rear or side-yard at least 5 feet from the lot line and at least 10 feet from any other structure. In addition, one minor accessory structure no larger than 120 square feet in area may be allowed. Lots zoned 'A', agricultural district, shall not be subject to this provision.

1. All accessory structures within any residential district shall comply with the following maximum building footprint requirements:
 - a. no greater than 800 square feet on lots less than ½ acre;
 - b. no greater than 1,000 square feet on lots ½ acre to 1 acre;
 - c. no greater than 1,500 square feet on lots greater than 1, but less than 3 acres; and
 - d. lots having 3 or more acres are allowed more than one accessory structure, provided the footprints of all accessory structures do not exceed a total of 2,500 square feet.
2. A carport may only be allowed in the rear yard and shall be at least 5 feet from the lot line.



The following projects require a CoA:

- ✓ Alterations to existing garages, sheds and carriage houses
- ✓ New construction of an accessory structure

Application Requirements:

- ▶ Signed application form with complete project description
- ▶ List of materials and specifications for alterations or replacement elements

For New Construction:

- ▶ All of the above, plus:
- ▶ Scaled elevation drawings of proposed structure
- ▶ Site plan showing footprint of new building in relation to existing structures and property lines