

PROPOSED ACCESSORY STRUCTURE SIZE LIMITATIONS SUMMARY

CURRENT CODE: Section 15.05(F)(1)

(a) For lots less than *or equal to* 3,600 sq. ft., 14% of lot area provided house and accessory buildings do not exceed 50% of total lot area = 504 sq. ft. (approx. 22 x 22).

For lots greater than 3,600 sq. ft., 11% of lot area provided house and accessory buildings do not exceed 40% of total lot area = 409 sq. ft. – 900 sq. ft.

(h) No detached garage shall exceed 900 sq. ft.

*(2)(a) No accessory building, including, but not limited to, decks, garages, and storage buildings, shall occupy more than 40% of the required rear yard.

Examples of current square footage and approximate garage dimensions allowed by current code:

<u>Lot Size (sq. ft.)</u>	<u>Sq. Ft.</u>	<u>Dimensions</u>
30 x 120 (3,600)	504	22 x 22
32 x 120 (3,840)	422	20 x 21
40 x 120 (4,800)	528	24 x 22
44 x 120 (5,280)	580	24 x 24
45 x 120 (5,400)	594	24 x 24
60 x 120 (7,200)	792	24 x 33
70 x 120 (8,400)	900	24 x 37.5 w/24 sq. ft. for other accessory structures.
90 x 120 (10,800)	900	24 x 37.5 w/288 sq. ft. for other accessory structures.

PROPOSED CODE: Changes recommended at 6/27/2016 Plan Commission Meeting. Public hearing to be held July 19, 2016 at 6:45 p.m. in Common Council Chambers.

Increase the size limitations for accessory structures for lots 3,600 sq. ft. or less to 530 sq. ft.; for lots between 3,600 sq. ft. and 7,200 sq. ft. allow 16% of lot area provided house and accessory structures do not exceed 40% of total lot area; for lots 7,200 sq. ft. or larger, allow the greater of 11% of total lot area or 900 sq. ft., provided house and accessory structures do not exceed 40% of total lot area.

Examples of maximum garage square footage and approximate garage dimensions allowed by proposed changes:

<u>Lot Size</u>	<u>Sq. Ft.</u>	<u>Dimensions</u>	<u>Change from Current Code</u>
30 x 120	530	22 x 24	26 sq. ft. larger
32 x 120	614	24 x 25	192 sq. ft. larger
40 x 120	768	24 x 32	240 sq. ft. larger
44 x 120	844	24 x 35	264 sq. ft. larger
45 x 120	864	24 x 36	270 sq. ft. larger
60 x 120	900	24x37.5	108 sq. ft. larger
70 x 120	900	24 x 37.5 w/24 sq. ft. left for other accessory structures)	– No change
90 x 120	900	24 x 37.5 w/288 sq. ft. left for other accessory structures)	- No change

*Section 15.05(F)(2)(a) to be eliminated due to unrealistic requirement. Required rear yard in residential zone = lot width x 20 ft. Forty (40) percent of required rear yard does not allow a viable garage by today's standards in many cases (i.e., a 45 x 120 lot has a required rear yard of 900 sq. ft. (45x20). 40% of required rear yard = 360 sq. ft. or an approximate garage size of 16 x 22.