

LDR2 11-705(5)

(5) Garage/Storage Structures and Accessory Structures.

(a) Each single family dwelling or two family dwelling unit is permitted ~~one (1) detached garage/storage structure of up to a total of 1200 square feet of attached or detached garage/storage space. in floor area less the floor area of any garage/storage space attached to the principal structure. The total floor area of garage/storage space, detached and attached to the principal structure, shall not exceed 1200 square feet.~~ At least 484 square feet in floor area of garage/storage structure per single family dwelling shall be accessible to vehicle storage and shall have a minimum width of 22 feet and a minimum depth of 22 feet. The minimum width of a detached garage/storage structure may be reduced to 12 feet provided the total floor area of the detached garage/structure and an attached garage/storage structure equals or exceeds 528 square feet and the attached garage/storage structure has a minimum width of 12 feet and a minimum depth of 22 feet. At least 264 square feet in floor area of garage/storage structure per two family dwelling unit shall be accessible to vehicle storage and shall have a minimum width of 12 feet and a minimum depth of 22 feet. Detached garage/storage structures in excess of 900 square feet in floor area shall meet the same setback requirements as the principal structure. The architectural style, color, and facing material of a garage/storage structure shall be compatible with the principal structure. [Revised 2/4/97, Ordinance 1597][Revised 6/3/97, Ordinance 1605][Revised 2/15/00, Ordinance 1687]

[Revised 6/3/03, Ordinance 1804]

(b) In addition to structures provided for in Section 11-705(5)(a) above, each dwelling or dwelling unit is permitted other freestanding accessory structures such as an outdoor living room, fish house, gazebo, greenhouse, or playhouse. No accessory structure permitted under this subsection, whether of singular or multiple use, shall exceed 200 square feet in floor area. No accessory structure permitted under this subsection shall have a door exceeding six feet in width. The total floor area of all such accessory structures permitted under this subsection shall not exceed 400 square feet.[Revised 2/4/97, Ordinance 1597][Revised 6/3/97, Ordinance 1605][Revised 2/15/00, Ordinance 1687]

(c) The number of detached garage/storage structures and other accessory structures shall not exceed three per dwelling. [Revised 2/4/97, Ordinance 1597]

(d) No accessory structure shall be constructed on any lot prior to the time of construction of the principal structure.[Revised 2/4/97, Ordinance 1597]

(e) An accessory structure larger than 120 square feet of floor area so located such that any one of its walls is within six feet of a wall of any other structure shall be attached to and made structurally part of the other structure.[Revised 2/4/97, Ordinance 1597][Revised 12/2/97, Ordinance 1624][Revised 9/2/03, Ordinance 1815]

(f) An accessory structure 120 square feet in floor area or larger shall have a permanent concrete slab under the entire structure.[Revised 2/4/97, Ordinance 1597][Revised 6/3/97, Ordinance 1605][Revised 12/2/97, Ordinance 1624]

(g) For the purpose of this section, floor area shall mean the gross horizontal area of the main floor of a structure plus the horizontal area of any other floor level having a minimum vertical clearance or ceiling height of five feet.[Revised 6/3/97, Ordinance 1605]

(h) Accessory structures other than garage/storage structures shall not be used for the storage of motor vehicles or major recreational equipment.[Revised 2/4/97, Ordinance 1597][Revised 6/3/97, Ordinance 1605]

(i) The lot coverage restriction of Section 11-705(8) shall apply to all structures permitted by this Section 11-705(5).[Revised 2/4/97, Ordinance 1597][Revised 6/3/97, Ordinance 1605]