

## DETACHED GARAGE MAXIMUM SIZES – RESIDENTIAL OTHER THAN AG

The current UDO formula for detached garage sizes for all residential districts except AG:

- 250 sq. ft. /5,000 sq. ft. of lot area, 1,000 sq. ft. maximum for lots less than 4 acres and 2,000 sq. ft. maximum for 4 acres or more

The following table shows the current detached garage maximums based on the above formula with established maximums:

<u>Lot Size</u>	<u>Current Max.</u>	<u>(Lot Coverage)</u>
1. 8,400 sq. ft. – SF Lot	420 sq. ft.	(5.0%)
2. 21,780 sq. ft. – ½ Acre	1,000 sq. ft.	(4.6%)
3. 43,560 sq. ft. – 1 Acre	1,000 sq. ft.	(2.3%)
4. 130,680 sq. ft. – 3 Acres	1,000 sq. ft.	(.07%)
5. 217,800 sq. ft. – 5 Acres	2,000 sq. ft.	(.01%)

The proposed UDO amendment still uses the formula but increases the maximum detached garage sizes to 2,500 sq. ft. for lots less than 5 acres and 3,500 sq. ft. for lots 5 acres and larger.

The proposed amendment would provide the following sq. ft. maximums using the same lot sizes:

	<u>Proposed</u>	/	<u>Existing</u>
1. SF Lot	420 sq. ft.	/	420 sq. ft.
2. ½ acre	1,089 sq. ft.	/	1,000 sq. ft.
3. 1 acre	2,178 sq. ft.	/	1,000 sq. ft.
4. 3 acres	2,500 sq. ft.	/	1,000 sq. ft.
5. 5 acres	3,500 sq. ft.	/	2,000 sq. ft.

The amendment primarily impacts lots of 3/4 acre and greater. (3/4 acre would be allowed 1,634 sq. ft.)

\*Lot coverage based on the proposed amendment:\*

1. 5.0%
2. 5.0%
3. 5.0%
4. 1.9%
5. 0.16%