

PROPOSED GARAGE SIZE ORDINANCE
REVISED 12-13-2021

2404 Setback Adjustments

(e) **Maximum Size:** No accessory building other than a garage shall exceed 200 square feet, or 1.5% of total lot area, whichever is larger, within the R-1, R-2, R-3, R/CC, and RM zoning districts, providing that the necessary building permit is obtained. The maximum size of a single-family attached or duplex residential uses shall not exceed 720 square feet, or 25% of the building coverage of the main residential structure, whichever is larger. All accessory buildings on a site, taken together, must comply with the building coverage requirements for the zoning district and shall not occupy more than 30% of any required rear yard. Any individual accessory structure with an area over 120 square feet shall require a building permit and shall utilize exterior materials and building design consistent with the character of the primary structure.

ADD, at the request of the Planning Board:

DETACHED GARAGES: The maximum size of a detached garage for a single-family dwelling on a residential lot being in excess of ½ acre in size, shall have a maximum garage square footage no larger than 4% of the total lot size and no larger than the square footage of the footprint of the existing home.