



GARAGES & ACCESSORY BUILDINGS

Source: [Village Zoning Ordinance](#)

SECTION 13.05.01 GENERAL STANDARDS

5. No accessory building or structure shall be erected in any front yard, in any required side yard setback, or within three feet of any lot line
6. Unless specified elsewhere in this Article, no detached accessory building or structure shall be located within five feet of any other building.
7. Unless specified elsewhere in this Article or specifically authorized as a special land use by the Planning Commission, no more than two detached accessory buildings shall be permitted on any lot.

SECTION 13.05.02. RESIDENTIAL ACCESSORY BUILDINGS

1. Attached garages.

- A. For a single-family dwelling, there shall be provided an attached garage, with a minimum size of 484 square feet and a maximum size of 950 square feet.
- B. For a duplex dwelling unit, there shall be provided at least a one-car attached garage, with a minimum size of 240 square feet and maximum of 484 square feet for each garage.

A. Area.

- 1) In the R1 and R2 zoning districts, the following standards shall apply:
 - a. If the parcel is less than 23,000 square feet, the aggregate square footage of all detached accessory buildings shall not exceed 400 square feet.
 - b. If the parcel is greater than 23,000 square feet, but less than 43,560 square feet (one acre), the aggregate square footage of all detached accessory buildings shall not exceed 896 square feet.

B. Setbacks and building requirements.

- 1) Accessory buildings shall not be located in a front yard.
- 2) Accessory buildings shall not be located closer than five (5) feet from any other building, and not less than three (3) feet from side and rear property lines.
- 3) A permanent footing is required on all uninhabitable accessory buildings over 400 square feet.

C. Height requirements.

- 1) Detached accessory buildings shall not be greater than one story in height nor shall such buildings exceed 18 feet from ground to the peak of the building in the R1 zoning district.

ARTICLE III – R1 SINGLE-FAMILY RESIDENTIAL DISTRICT

1. All permitted and special land uses are subject to the following site development requirements, which shall be met and maintained in connection with any building or structure, or the enlargement of any building or structure:

Table 3.1 Single-Family Residential Requirements	
Dimensional Standard	R1 District
Minimum Lot Area	15,000 square feet
Minimum Lot Width	70 feet
Minimum Front Yard Setback	35 feet
Minimum Side Yard Setback (per side)	10 feet
Minimum Rear Yard Setback	25 feet
Maximum Building Height	35 feet or 2 ½ stories, whichever is less

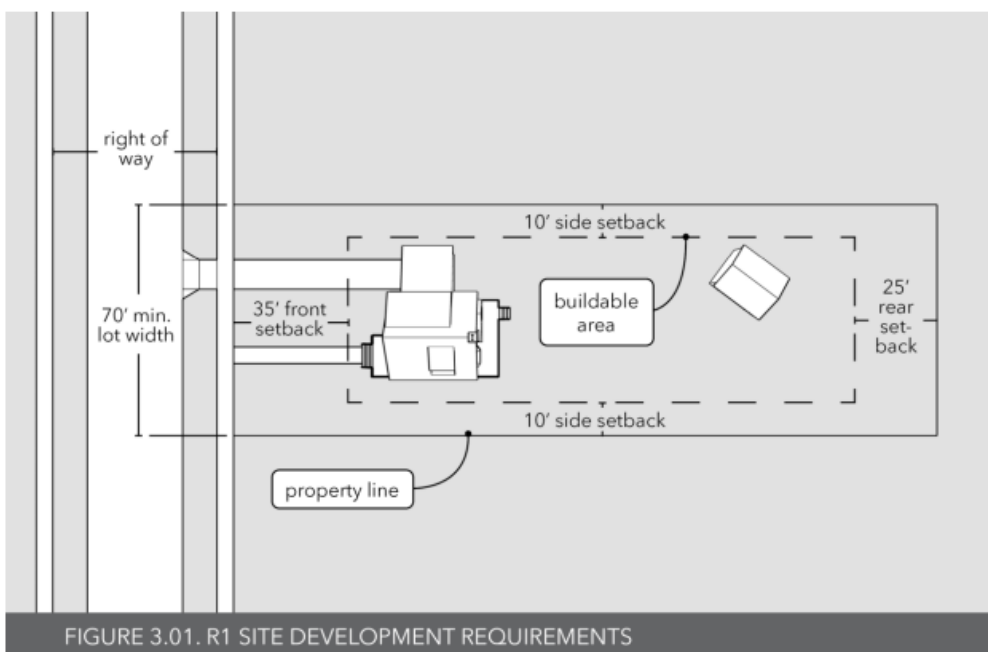


FIGURE 3.01. R1 SITE DEVELOPMENT REQUIREMENTS