

Proposed Text Amendment

Accessory Buildings/Garages (Attached & Detached)

Article 2-Section 2.03 Definitions

ACCESSORY BUILDING OR USE: A subordinate building or use customarily incidental to and located upon the same lot occupied by the main building and use, including but not limited to detached garages, gazebos, pools, shed and other structures. ~~Garages are not accessory buildings.~~ See also Article 6, Section 6.01 O. See Building, Accessory and Use.

GARAGE, PRIVATE: A ~~structure~~ building, which may be detached from the main structure or may be a portion of the main structure, enclosed on all sides and designed or used for the shelter or storage of ~~passenger~~ vehicles and located on the same lot as the dwelling which it serves. A garage on a residentially-zoned lot may not be a primary structure. See also Article 6, Section 6.01 O. & Y.

Article 6-Section 6.01 Supplemental Regulations

O. Accessory Buildings and Uses

An accessory building attached to the principal building on a lot, shall be made structurally a part thereof, and shall comply in all respects with the requirements of these regulations applicable to the principal building. An accessory ~~residential~~ building which is not a part of the main building shall not be located closer than fifteen (15) feet from the main building and shall be located entirely to the rear of the main building and shall not be located closer than five (5) feet from the rear and side lot lines. ~~The foundation area of an accessory building will not exceed 450 square feet. One accessory building shall be permitted per lot. Two (2) accessory buildings shall be permitted per lot not including any free standing garage that has been approved.~~

1. ~~Accessory buildings on lots up to and including one (1) acre shall not have a combined total square foot area of over nine-hundred (900) square feet.~~
2. ~~Accessory buildings on lots exceeding one (1) acre shall not have a combined total square foot area of over three-thousand (3000) square feet.~~

~~Detached garages may be located to the side of the principal building and shall be located no closer than 15' from the side property lines. A detached garage shall not be located further forward than the closest structural corner of the main building.~~

~~The height of an accessory building shall not exceed a maximum of 5' above the principle structure or 25' whichever is greater.~~

An accessory building may be subject to review by the Summit County Soil & Water Conservation District.

Y. Private Garage – Attached or Unattached

A private garage, attached ~~or unattached~~, shall not have an area of over nine hundred (900) square feet. ~~Limit— one (1) unattached garage per lot. An unattached garage shall not be located closer than fifteen (15) feet from the main building. If any portion thereof is located to the side of the main building, a fifteen (15) feet side lot line must be maintained. If located fifteen (15) feet to the rear of the main building, it shall not be located closer than five (5) feet from the rear or side lot line. No unattached garage shall be located further forward than the closest forward structural corner of the main building. The maximum overall height for an unattached garage shall not exceed twenty five (25) feet.~~

- ~~1.— On lots containing up to and including five (5) acres, excluding road right-of-way, a private unattached garage shall not have an area of over nine hundred (900) square feet.~~
- ~~2.— On lots exceeding five (5) acres, excluding the road right of way, a private unattached garage shall not have an area of over eighteen hundred (1,800) square feet.~~

Private Garage-Unattached, See 6.01 O. Accessory Buildings and Uses