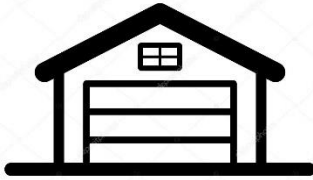


Residential Detached Garages



- Must be subordinate to and located on the same lot as the principal building and used in conjunction with the principal use.
- Shall not be constructed or placed on any site prior to the construction of the principal building. (There cannot be only a garage on a residential lot, a house must be there first.)
- It is the landowners responsibility to have a current legal property survey done in order to determine where property lines are.

Number of Detached Garages

- In the R1, R2 and RMH Districts, only one (1) detached garage not exceeding 100m² (1,075 ft²) is allowed.
- In the R3 District, detached garages are NOT allowed.
- In the R3A and R3B Districts, only one (1) detached garage not exceeding 185.8 m² (2,000 ft²) is allowed.

Maximum Height

- Maximum Height: NOT to exceed the height of the principal building and in no case more than 5 meters (16 feet).

Location and Set Backs From Property Lines

1. Detached garages shall NOT be located in any front yard.
2. No main door of a garage which faces a road shall be within 6 meters (20 feet) of the front property line faced by the door.
3. Rear Yard
 - a. Minimum distance of .6 meters (2 feet) , except where the main door faces the rear site line, the minimum distance shall be 1.2 meters (4 feet)
 - b. The detached garage shall not occupy more than forty percent (40%) of the rear yard.
4. Side Yard
 - a. Minimum of .6 meters (2 feet) where the detached garage will be 1.8 meters (6 feet) behind the rear wall of the principal building; otherwise 1.2 meters (4 feet).
 - b. No main door of a garage which faces a road shall be within 3 meters (10 feet) of the side property line faced by the door. (*Corner Lots*)