

Land Development Code Table 3.2-3

Regulations for Attached Garages for One-, Two- and Three-Unit Buildings			
	R1	N1	N2
Garage Front Setback (min.) Exemptions: See Note 1.	<p>May be forward if on platted lot and consistent with 50 % of others in the subdivision</p> <p>If 1 or 2 stalls wide:</p> <ul style="list-style-type: none"> ▪ 4' behind primary façade ▪ Even with the primary façade* if there is a covered porch along at least 10 feet of the front façade of the house. <p>If three stalls wide, the third stall must be set back an additional 2'.</p> <p>If 3 stalls wide, must include one of these:</p> <ul style="list-style-type: none"> ▪ Windows in the vehicle entrance doors ▪ One or more windows above the vehicle entrance door ▪ Other architectural treatment that diminishes the visual impact of the garage door <p>If the garage is turned or angled, the garage may be even with the primary façade if the side facing the street has windows or other features that mimic the living portion of the house. The garage may be forward of the primary façade if a variance is granted.</p>	30'	<p>If the lot is less than 65' wide:</p> <ul style="list-style-type: none"> ▪ Garage may be forward 12' ▪ And if 3 stalls wide: <ul style="list-style-type: none"> ▪ Third stall must be set back an additional 2' ▪ Garage must include one of these: <ul style="list-style-type: none"> ▪ Windows in the vehicle entrance doors ▪ One or more windows above the vehicle entrance door ▪ Other architectural treatment that diminishes the visual impact of the garage door <p>If the lot is 65' or wider and:</p> <ul style="list-style-type: none"> ▪ If 1 or 2 stalls wide: <ul style="list-style-type: none"> ▪ 4' behind the primary façade ▪ Even with the primary façade if there is a covered porch along at least 10 feet of the front façade of the house. ▪ If 3 stalls wide, the third stall must be set back an additional 2' ▪ If 3 stalls wide, must include one of these: <ul style="list-style-type: none"> ▪ Windows in the vehicle entrance doors ▪ One or more windows above the vehicle entrance door ▪ Other architectural treatment that diminishes the visual impact of the garage door <p>Regardless of lot width, if the garage is turned or angled, the garage may be set forward if the side facing the street has windows or other features that mimic the living portion of the house.</p>
Interior Side Setback	5	8	5'
Corner Side Setback	15 or the same as the front setback of an adjacent house facing that side street	15	15 or the same as the front setback of an adjacent house facing that side street
Rear Setback	30	35	30
Width	<ul style="list-style-type: none"> ▪ Maximum: <ul style="list-style-type: none"> - 32' and - 50 % of the width of the entire building ▪ Storage area without a vehicle entrance door but with a façade that matches the house will not be counted as garage width. 		<ul style="list-style-type: none"> ▪ Maximum: <ul style="list-style-type: none"> - 32 and - 55 percent of the width of the entire building ▪ A storage area without a garage door but with a façade that matches the house will not be counted as garage width
Floor Area Max. (sq. ft.)	864	864	864
Driveway Max Width at Curb Line	20		20

Regulations for Detached Garages for One-, Two- and Three-Unit Buildings			
	R1	N1	N
Front Setback	Same as attached garages	30	Same as attached garages
Interior Side Setback	5	8	5
Corner Side Setback	15 or the same as the front setback of an adjacent house facing that side street	15	15 or the same as the front setback of an adjacent house facing that side street
Rear Setback	5	5	5
Width	32	No maximum width	32
Floor Area Max. (sq. ft.)	864	864	864
<p>1. Exemptions: Setbacks for N1 should follow the development agreement on file; if there is no official development agreement on file, follow the setbacks as shown in the table above.</p> <p>2. Primary façade means the plane that runs through the most forward insulated wall facing the street, not counting minor projections less than 8 feet wide.</p>			