

# DETACHED GARAGES

## 17.1402 110 Garages, General

Garages are enclosed accessory structures designed for the heated or cold storage of vehicles, equipment and personal belongings. Such structures shall meet the setback, lot coverage and design restrictions of the applicable zoning district of the City Zoning and Waukesha County Shoreland Ordinances and, if residential, may not be constructed on a lot or parcel that does not already contain a permitted principle use structure.

No residential garage shall be used for the conduct of business, for the storage of commercial and industrial use trucks/vehicles of over 1-1/2 ton rated load capacity, or for habitation. No more than one (1) detached garage may be constructed on a single family zoned residential parcel of less than two and one half (2.5) acres in size, and no more than two (2) detached garages may be constructed on a single family zoned parcel of two and one half (2.5) acres or more in size. Detached garages may only be constructed on agriculture or single-family zoned parcels unless otherwise approved by the Plan Commission.

## 17.1402 112—Private, Detached Residential Garages

Detached garages on single family zoned parcels shall be no less than 400 square feet in area and no more than 1200 square feet in area; shall be a maximum height of 18 feet; shall be constructed of the same exterior materials as the principal structure on the parcel; and, shall be oriented so as not to block all view of water bodies and/or other common private or public open space from existing principal residence located on adjacent parcels.

## 17.092 (b) Yards—Accessory Uses

All detached accessory structures or uses shall not be closer than ten (10) feet from any other structure on the property and, shall not exceed 18 feet in height.

| District | Side Yard   | Rear Yard   | Street Yard |
|----------|-------------|-------------|-------------|
| RS-1     | 30 feet     | 35 feet     | 50 feet     |
| RS-2     | 25 feet     | 35 feet     | 45 feet     |
| RS-3     | 20 feet     | 35 feet     | 45 feet     |
| RS-4     | 20 feet     | 35 feet     | 40 feet     |
| RS-5     | 15 feet     | 35 feet     | 40 feet     |
| RS-6     | 12 feet     | 35 feet     | 30 feet     |
| RS-7     | see 17.0411 | see 17.0411 | see 17.0411 |