

**3505.18: Garages**

- A. **Size Limits:** The maximum size for a garage associated with a single-family dwelling shall be as follows:
1. BC Zoning District: Total floor area of garages (and all other accessory structures) in the BC zoning District shall not exceed 600 square feet.
  2. All Other Zoning Districts: 1,500 sq. ft. of floor area in a single-family dwelling that contains up to 3,000 square feet of floor area. For single-family dwellings that contain more than 3,000 square feet, maximum garage size is a function of the floor area contained in the dwelling, with the maximum garage size allowed at 50% of the floor area contained in the dwelling up to a maximum of 2,000 square feet of in garage floor area.
  3. There shall be no size limit for a garage on a parcel greater than 35 acres located within the A-1 Zoning District.
- B. **Location:** Except as provided in the RC-5000 and RC-40000 zoning districts, a garage associated with a residential use must be located on the same parcel as the residential use. The garage may be either attached to or detached from the primary residential structure. Both attached and detached garages are allowed on the same parcel provided the size of both garages combined does not exceed the maximum size limit as stated above.
- C. **Exceptions to Size Limits:** Areas which are located within the garage area of a dwelling or the garage structure, but are separated from the actual parking areas, such as but not limited to workshop areas or rooms, storage areas and utility areas, shall not be counted in the size of the garage if such areas are designed as one of the following areas:
1. An area that has a floor elevation at least six (6) inches higher or lower than the garage floor elevation.
  2. An area that is physically separated by a wall from the garage parking area (i.e., utility or storage rooms, a workshop area, etc.) that clearly cannot accommodate the parking of a vehicle.
  3. An area that has a maximum door opening of less than six (6) feet in width.
- D. **Other Uses Permitted in Garages:** Garages may contain workshops, storage areas, dog washes, chemical washouts (for residential uses only in residential zoning districts), utility sinks, offices, artist studios, and other similar uses. In detached garages, bedrooms not associated with an approved accessory dwelling unit are prohibited. Bathrooms are permitted in detached garages but are limited to a sink and a toilet. Wet bars are not permitted in or above a detached garage.