

TOWN OF RIB MOUNTAIN ORDINANCE NO. 19-06

Re: Detached Private Residential Garage, Carport, or Utility Shed Standards Amendments

Section 1: Section 17.056(8)(d) – Detached Private Residential Garage, Carport, Or Utility Shed Standards is hereby amended, as follows:

1. Permitted by Right in All Districts provided:

- a. Only one of each type of the 3 structures listed above (garage, carport and utility shed) is constructed;
- b. The total floor area of the garage, carport and utility shed, when added together, does not exceed 1,000 square feet of gross floor area; and
- c. The sidewall of any detached garage, carport or utility shed shall not exceed 12 feet in height nor shall any door opening exceed 10 feet in height.
- d. Maximum height of a detached garage, carport or utility shed shall not exceed that of the principal structure.
- e. Interior plumbing fixtures shall be limited to one sink/wash basin.
- f. Any permanent detached garage, carport, or utility shed shall be required to adhere to the applicable provisions of Wisconsin's Uniform Dwelling Code.

2. Special Use Regulations: {OR, RR, RA-1, RA-2, ER-1}

- a. Construction of one of the structures listed above (garage, carport, utility shed) on a parcel without an existing principle structure.
 - 1. The total floor area of the garage, carport, or utility shed shall not exceed 1,000 square feet.
 - 2. Parcel shall not be located within in a platted subdivision.
 - 3. Minimum parcel size of 5 acres.
 - 4. Minimum setback requirements for said structure shall be equal to that of a principle structure within the given zoning district.
 - 5. Interior plumbing fixtures shall be limited to one sink/wash basin.

3. Conditional Use Regulations {All Districts}:

- a. Construction of more than one of each type of the 3 structures listed above (garage, carport and utility shed) may be approved as a conditional use;
- b. Construction of garages, carports and utility sheds on parcels less than 5 acres when the total floor area of all of the structures will exceed 1,000 square feet of gross floor area may be approved as a conditional use; but said structure shall not exceed 1,500 square feet unless for an approved agricultural use. (Am. #08-11).

1. Minimum setback requirements for said structures shall increase to that of a principle structure within the given zoning district.

c. Construction of garages, carports and utility sheds on parcels equal to or greater than 5 acres when the total floor area of all of the structures will exceed 1,000 square feet of gross floor area may be approved as a conditional use; but said structure shall not exceed 2,000 square feet unless for an approved agricultural use.

1. Minimum setback requirements for said structures shall increase to that of a principle structure within the given zoning district.

- d. Detached residential garages, carports or utility sheds with a sidewall height in excess of 12 feet and/or a door opening exceeding 10 feet in height may be approved as a conditional use;
- e. Detached residential garages, carports or utility sheds exceeding the height of the principle structure.
- f. The request shall comply with [Section 17.225](#), standards and procedures applicable to all conditional uses.