

**ORDINANCE NO. 2271-11**

By the Plan Commission

AN ORDINANCE AMENDING SECTION 17.28.010 F. OF THE MUNICIPAL ZONING CODE REGARDING THE MAXIMUM SIZE OF A GARAGE IN A RESIDENTIAL ZONING DISTRICT AND THE MINIMUM SIZE LOT TO PROPOSE A GARAGE SIZE LARGER THAN 1400 SQUARE FEET

The Common Council of the City of Brookfield do ordain that a certain section of the City Zoning Code shall be amended as follows:

PART I. Section 17.28.010 F. is amended to read as follows:

F. The following accessory buildings and uses subject to the conditions specified:

1. One attached private garage of five hundred fifty (550) square feet in area, or equivalent to fifty (50) percent of the residential floor area of the principal building, but not to exceed one thousand four hundred (1,400) square feet (whichever is greater), when located on the same lot and not involving the conduct of a business; provided, however, no private garage shall be erected unless the principal building to which such garage is an accessory use has been erected or is to be erected simultaneously with such garage,

2. One attached and one detached private garage, the combined ground floor area of which shall not exceed one thousand four hundred (1,400) square feet, on lots of record equal to or greater than two and one half (2.5) acres in size provided that the ground floor area of the attached garage does not exceed fifty (50) percent of the residential floor area of the principal building.

3. Private garage floor area greater than 900 square feet, shall go before the plan review board for review of design. The Plan Review Board shall consider the following when approving garage design:

- a. Construction materials and colors shall match the principal dwelling
- b. Garage doors shall be oriented in a way which minimizes visual impact to neighbors while remaining practical
- c. Garage height shall not exceed the height of the principal dwelling
- d. Garage design shall be architecturally compatible with the principal dwelling, copying design elements if possible

4. Private garage floor area in excess of one thousand four hundred (1,400) square feet will be reviewed by the plan review board when:

- a. Lot area exceeds two and one half (2.5) acres, and
- b. Floor area of the principal building equals or exceeds five thousand (5,000) square feet,

5. One detached private garage of five hundred fifty (550) square feet only when replacing an existing detached garage and an attached private garage is not present on lots of record less than two and one half (2.5) acres in size.

PART II. All ordinances and parts of ordinances contravening the provisions of this ordinance are hereby repealed.

ADOPTED AND APPROVED \_\_\_\_\_ December 20 \_\_\_\_\_, 2011

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Kelly Michaels, City Clerk

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Steven V. Ponto, Mayor

Published: December 29, 2011