

ORDINANCE O - 12 - 14

AN ORDINANCE AMENDING SECTIONS OF TITLE 13 OF THE MENASHA CODE OF ORDINANCES RELATING TO GARAGES

Introduced by Alderman Taylor

The Common Council of the City of Menasha does ordain as follows:

SEC. 13-1-25 R-1 SINGLE FAMILY RESIDENCE DISTRICT.

(f) **STANDARDS.**

(13) GARAGES REQUIRED. On all parcels where a new dwelling unit is to be constructed building plans shall make provision for an attached or detached garage meeting the minimum requirements of subsection (a) of this section. No attached garage may be converted from garage to living space unless a garage meeting the requirements of these subsections exists or is constructed on the lot.

(a) The minimum dimensions for an attached or detached garage shall be 22 feet wide and 22 feet deep accessed by a garage door not less than 16 feet wide and 7 feet high for a single door, or two doors not less than 9 feet wide and 7 feet high.

~~On lots where the above stated dimensions create practical limitations on the siting of a dwelling unit the Plan Commission may approve alternate dimensions provided an equivalent amount of garage area is maintained on the lot.~~

No occupancy permit shall be granted for a newly constructed dwelling unit until final inspection of a detached garage has been completed and approved by the building inspector.

SEC. 13-1-26 R-2 TWO FAMILY RESIDENCE DISTRICT.

(f) **STANDARDS.**

(13) GARAGES REQUIRED. On all parcels where a new dwelling is to be constructed building plans shall make provision for an attached or detached garage meeting the minimum requirements of subsection (a) of this section for each dwelling unit. No attached garage may be converted from garage to living space unless a garage meeting the requirements of these subsections exists or is constructed on the lot.

(a) The minimum dimensions for an attached or detached garage shall be 22 feet wide and 22 feet deep accessed by a garage door not less than 16 feet wide and 7 feet high for a single door, or two doors not less than 9 feet wide and 7 feet high.

~~On lots where the above stated dimensions create practical limitations on the siting of a dwelling unit the Plan Commission may approve alternate dimensions provided an equivalent amount of garage area is maintained on the lot.~~

No occupancy permit shall be granted for a newly constructed dwelling unit until final inspection of a detached garage has been completed and approved by the building inspector.

SEC. 13-1-27 R-3 MULTI-FAMILY, MEDIUM DENSITY RESIDENCE DISTRICT.

(g) **GENERAL STANDARDS.**

(7) **GARAGES REQUIRED.** On all parcels where a new dwelling is to be constructed building plans shall make provision for an attached or detached garage meeting the minimum requirements of subsection (a) of this section for one or two family dwelling units. For dwellings with 3 or more units in a structure building plans shall make provisions for an attached or detached garage meeting the minimum requirements of subsection (b) of this section for each unit. No attached garage may be converted from garage to living space unless a garage meeting the requirements of these subsections exists or is constructed on the lot.

(a) The minimum dimensions for an attached or detached garage shall be 22 feet wide and 22 feet deep accessed by a garage door not less than 16 feet wide and 7 feet high for a single door, or two doors not less than 9 feet wide and 7 feet high.

(b) For newly constructed dwellings with 3 or more units in a structure the minimum dimensions of garage spaces within for an attached or detached garage shall be 12 feet wide and 22 feet deep accessed by a garage door not less than 9 feet wide and 7 feet high for each unit.

~~On lots where the above stated dimensions create practical limitations on the siting of a dwelling unit the Plan Commission may approve alternate dimensions provided an equivalent amount of garage area is maintained on the lot.~~

No occupancy permit shall be granted for a newly constructed dwelling unit until final inspection of a detached garage(s) has been completed and approved by the building inspector.

SEC. 13-1-28 R-4 MULTI-FAMILY, HIGH DENSITY RESIDENCE DISTRICT.

(g) **GENERAL STANDARDS.**

(7) **GARAGES REQUIRED.** On all parcels where a new dwelling is to be constructed building plans shall make provision for an attached or detached garage meeting the minimum requirements of subsection (a) of this section for one or two family dwelling units. For dwellings with 3 or more units in a structure building plans shall make provisions for an attached or detached garage meeting the minimum requirements of subsection (b) of this section for each unit. No attached garage may be converted from garage to living space unless a garage meeting the requirements of these subsections exists or is constructed on the lot.

(a) The minimum dimensions for an attached or detached garage shall be 22 feet wide and 22 feet deep accessed by a garage door not less than 16 feet wide and 7 feet high for a single door, or two doors not less than 9 feet wide and 7 feet high.

(b) For newly constructed dwellings with 3 or more units in a structure the minimum dimensions of garage spaces within for an attached or detached garage shall be 12 feet wide and 22 feet deep accessed by a garage door not less than 9 feet wide and 7 feet high for each unit.

~~On lots where the above stated dimensions create practical limitations on the siting of a dwelling unit the Plan Commission may approve alternate dimensions provided an equivalent amount of garage area is maintained on the lot.~~

No occupancy permit shall be granted for a newly constructed dwelling unit until final inspection of a detached garage(s) has been completed and approved by the building inspector.

SEC. 13-1-35 R-2A MULTI-FAMILY, ZERO LOT LINE RESIDENCE DISTRICT

(g) GENERAL STANDARDS.

(4) GARAGES REQUIRED. On all parcels where a new dwelling is to be constructed building plans shall make provision for an attached or detached garage meeting the minimum requirements of subsection (a) of this section for each dwelling unit. No attached garage may be converted from garage to living space unless a garage meeting the requirements of these subsections exists or is constructed on the lot.

(a) The minimum dimensions for an attached or detached garage shall be 22 feet wide and 22 feet deep accessed by a garage door not less than 16 feet wide and 7 feet high for a single door, or two doors not less than 9 feet wide and 7 feet high.

~~On lots where the above stated dimensions create practical limitations on the siting of a dwelling unit the Plan Commission may approve alternate dimensions provided an equivalent amount of garage area is maintained on the lot.~~

No occupancy permit shall be granted for a newly constructed dwelling unit until final inspection of a detached garage has been completed and approved by the building inspector.

SEC. 13-1-39 LOW DENSITY R-1A SINGLE- FAMILY RESIDENTIAL DISTRICT

(f) GENERAL STANDARDS.

(12) GARAGES REQUIRED. On all parcels where a new dwelling unit is to be constructed building plans shall make provision for an attached or detached garage meeting the minimum requirements of subsection (a) of this section. No attached garage may be converted from garage to living space unless a garage meeting the requirements of these subsections exists or is constructed on the lot.

(a) The minimum dimensions for an attached or detached garage shall be 22 feet wide and 22 feet deep accessed by a garage door not less than 16 feet wide and 7 feet high for a single door, or two doors not less than 9 feet wide and 7 feet high.

~~On lots where the above stated dimensions create practical limitations on the siting of a dwelling unit the Plan Commission may approve alternate dimensions provided an equivalent amount of garage area is maintained on the lot.~~

No occupancy permit shall be granted for a newly constructed dwelling unit until final inspection of a detached garage has been completed and approved by the building inspector.

Passed and approved this _____ day of June, 2014.

Donald J. Merkes, Mayor

ATTEST:

Deborah A. Galeazzi, City Clerk