

DATE: August 10, 2005

TO: John Szerlag, City Manager

FROM: Brian P. Murphy, Assistant City Manager/Services
Mark Stimac, Director of Building and Zoning

SUBJECT: Additional Information on Examples of Allowable Accessory
Structures Based Upon Final Action on ZOTA 215A

At the City Council Meeting of July 18, 2005, staff provided analysis of the effects of the final action of City Council on the Zoning Ordinance Text Amendment 215A relating to the allowable sizes of accessory buildings. That analysis was in the form of five examples of the allowable areas for both attached and detached accessory buildings using existing homes and parcels in the City of Troy. A copy of that report is attached for your reference.

To further help facilitate the analysis of that information, staff has prepared the attached chart showing in data format the information that was included in paragraph format in the previous memorandum. We will be happy to provide any additional information that you require in this matter.

Prepared by: Mark Stimac, Director of Building and Zoning

Note to Mayor/Council:

This matrix was developed to indicate the difference in garage sizes using a formula with, and without basements constructed as living area.

John Szerlag
City Manager

Application of New Accessory Building Standards

Example	1	2	3	4	5
Lot Size	21,258	65,555	36,000	14,070	20,691
30% Lot Coverage Maximum	6,377	19,667	10,800	4,221	6,207
Basement Area	2,027	3,450			
1st Floor Area	2,044	3,450	2,270	1,310	2,787
2nd Floor Area	1,733	2,793	1,320	1,074	
Living Area w/ Basement	5,804	9,693	3,590	2,384	2,787
75% Living Area w/ Basement	4,353	7,270	2,693	1,788	2,090
Maximum Attached Garage w/ Basement	4,333	7,270	2,693	1,788	2,090
Maximum detached garage w/ Basement	0	1,721	1,170	731	864
Maximum Accessory Buildings w/ Basement	4,333	8,991	3,863	2,519	2,954
Living Area w/o Basement	3,777	6,243	3,590	2,384	2,787
75% Living Area w/o Basement	2,833	4,682	2,693	1,788	2,090
Maximum Attached Garage w/o Basement	2,833	4,682	2,693	1,788	2,090
Maximum Detached Garage w/o Basement	875	1,721	1,170	731	864
Maximum Accessory Buildings w/o Basement	3,708	6,403	3,863	2,519	2,954
75% of First Floor Living Area	1,533	2,588	1,703	983	2,090

DATE: July 12, 2005

TO: John Szerlag, City Manager

FROM: Brian P. Murphy, Assistant City Manager/Services
Mark Miller, Planning Director
Mark Stimac, Director of Building and Zoning

SUBJECT: Example of Allowable Accessory Structures
Based upon Final Action on ZOTA 215A

Attached is the text of the Zoning Ordinance Text Amendment regarding the provisions of the Zoning Ordinance relating to accessory building standards. This text incorporates the text as proposed by the Planning Commission as well as the revisions that were made and approved by City Council at their meeting of July 11, 2005. The Council changes are shown shaded to help differentiate them from the other proposed revisions. The only difference between the attached text and the one that was distributed on the evening of July 11th, is that the effective date in Paragraph B and C of Section 40.56.01 has been corrected to show July 21, 2005.

Also enclosed are some examples of the new language applied to some residential lots within the City. The first example is a new home that is under construction in Pulte's Wyngate subdivision. The example uses one of the larger lots within the R-1B subdivision. Lot 21 has an area of 21,258 square feet. The home that Pulte is currently constructing on the lot has a first floor area of 2,044 square feet and a second floor of 1,733 square feet. This lot also uses a walk out basement with another 2,027 square feet of potential living space in the basement. This brings the total living space on this house to 5,804 square feet. The 75% limitation for attached garages would limit the size of an attached garage to no more than 4,353 square feet. However, when we add this garage area to the first floor area we get 6,397 square feet of building footprint that exceeds the 30% lot coverage limit of 6,377 square feet. Therefore the size of the attached garage would be limited to 4,333 square feet. In this scenario it would leave no available space for detached accessory buildings on the site because of the 30% lot coverage limit. Without counting the living space in the basement they could only build 3,344 square feet of attached garage. This would limit the house/garage footprint to 5,388 square feet but would free up the 875 square feet for the allowable detached accessory buildings. Under the Planning Commission/Staff proposed language the attached garage would have been limited to 1,533 square feet.

The next example is for a typical lot in the Charnwood Hills Subdivision. There is a new home that has been built on Lot 95 on Anslow Lane. This lot is 63,555 square feet in area. The home that is built there has a first floor area of 3,450 and a second floor area of 2,793 square feet. This home also has a finished basement that is 3,450 square feet, bringing the total living area of the home to 9,693 square feet. With the 75% limitation a 7,270 square foot attached garage could be constructed. In this case the 30% lot coverage limitation would allow 19,066 square feet of building on the site. As such the allowable 1,721 square foot detached garage could be constructed as well. This would mean that the total lot coverage of all buildings would be 12,441 square feet. If the basement area of this home were not countable as living space then the total building area footprint would be limited to 9,853 square feet. Under the Planning Commission/Staff proposed language the attached garage would have been limited to 2,588 square feet.

Another example is a new home under construction on Banmoor. This home has a 2,270 square foot first floor and a 1,320 square foot second floor on a 36,000 square foot lot. An attached garage of 2,692 square foot could be constructed as well as 1,170 square feet of detached accessory building on this parcel. Under the Planning Commission/Staff proposed language the attached garage would have been limited to 1,702 square feet.

Another example is an existing home on Lakewood in the Raintree Village Subdivision. It has a home that has a 1,310 square foot ground floor and a 1,074 square foot second floor on a 14,070 square foot lot. This property would be permitted to have a 1,788 square foot attached garage as well as 731 square feet of detached garage while still staying under the 30% lot coverage limit of 4,221 square feet. Under the Planning Commission/Staff proposed language the attached garage would have been limited to 982 square feet.

Lastly, is an example of a ranch home located on Bolingbroke. This home has a first floor area of 2,787 square feet on a lot that is 20,691 square feet. A total of 2,090 square foot of attached garage can be constructed with another 864 square feet of detached building permitted. Under the Planning Commission/Staff proposed language the allowable area of attached garage would not change.