

Architectural Review Committee

Attached Garage Square Feet Guidelines

- Industry standard for a 2-car garage is 24’x24’. These dimensions will be used to define the maximum square footage of a 4-car garage.

SQUARE FEET OF GARAGES			
# of cars	W	L	Avg Sq Ft
1	12	24	288
2	24	24	576
3	36	24	864
4	48	24	1152

Notes:

- ARC: Architectural Revue Committee
- There is no legal definition in the state of Wisconsin for what determines garage size or dimensions. Therefore, this document is to define how many square feet are allowed for 4 automotive garage stalls as mentioned within article #5 of the protective covenant.
- Nothing within these guidelines shall replace the requirements set forth in the covenants and by-laws that run with every lot.
- Previously, the ARC approved construction of detached garages on lots within Many Waters. These detached garages are outlined within the document named “Detached Garage/Outbuilding Guidelines”. The maximum square feet of a 24’x30’ detached garage is 720 square feet.
- The ARC has previously approved combining the allowable attached and detached square feet to increase the maximum allowable square feet of an attached garage. Combined, the maximum allowable square feet of an attached garage would then become: $1152+720 = 1872$. If a homeowner chooses to have an attached garage with a square footage between 1153-1872, they waive the right to construct a detached garage in the future.
- In such cases of combining garages, they shall be constructed in an appealing manor for a residential community. This includes positioning the garage(s) in such a way that it does not look like all garage from the road ie... All stalls are not facing the street. The garage shall use the same windows, siding and roofing materials as the house.
- The Many Waters Homeowners Association Board shall resolve any disputes between the lot owners and the ARC.