



**Irish Acres Acquisitions, LLC
Architectural Review Board (ARB)
Guidelines for Detached Garage and Detached Garage Apartments**

In accordance with Article V, Section 5.1.2.d of the Second Amendment to Amended and Restated Declaration of Covenants and Restrictions for Irish Acres, Irish Acres Acquisitions, LLC ARB hereby approves and establishes the following guideline and standard for:

Detached Garage and Detached Garage Apartments

5.3.10 Subdivision – Multi Units states, “Only one Dwelling Unit may be erected on each Lot although an additional detached garage apartment may be permitted by the ARB. No Lot may be subdivided, except to increase the size of an owner’s property upon which no more than one (1) Dwelling Unit is constructed”.

Detached Garage & Detached Garage Apartment Definition

Detached Garage – A roofed and enclosed structure which is detached from the main dwelling and designed to accommodate the storage of passenger vehicles, utility or recreational trailers, RV’s, boats, or workshop/studio.

Detached Garage Apartment – A roofed and enclosed structure which is detached from the main dwelling and designed to accommodate the storage of passenger vehicles, utility or recreational trailers, RV’s, boats, or a workshop and, includes a single-family dwelling that occupies not more than a total of 800 square feet of living area.

(Examples of Detached Garage Apartments are attached for information only)

Note: Due to impervious area sq. ft. limit of 5,038 sq. ft. per lot imposed by Marion County, an additional ARB Engineer’s Site Plan/Drainage Review may be required if the proposed additional impervious area sq. ft. exceeds the maximum limit.

Maximum Square Footage allowable for Detached Garage or Detached Garage Apartment based on Lot and Main Residence size:

- 1 Acre and below: 30% of the total residence ground floor area under roof
- 1.1 to 2 Acres: 35% of the total residence ground floor area under roof
- 2.1 to 3 Acres: 40% of the total residence ground floor area under roof
- 3.1 Acres or more: 45% of the total residence ground floor area under roof

Area calculations for total residence ground floor area under roof includes Living Areas, Garage, Covered Patio, Screen Room, Lanai, and Covered Entry. *Note: second floor areas are **not allowed** in the area calculations.*



Location of Detached Garage or Detached Garage Apartment and Maximum Front Facing Detached Garage Door Width:

1. For detached garage or detached garage apartment with garage doors facing the street – the back of the detached garage structure must be position 30 feet from the rear/back property line inside the building rear set back line. The maximum total width of this front facing detached garage door cannot exceed 70% of the front elevation.
2. For a detached garage with garage doors facing the single-family residence – there are no maximum total garage door width restrictions. The single-family residence and detached garage must be constructed side by side with enough width between structures for a turn radius of a vehicle, RV or boat that will be parked inside.

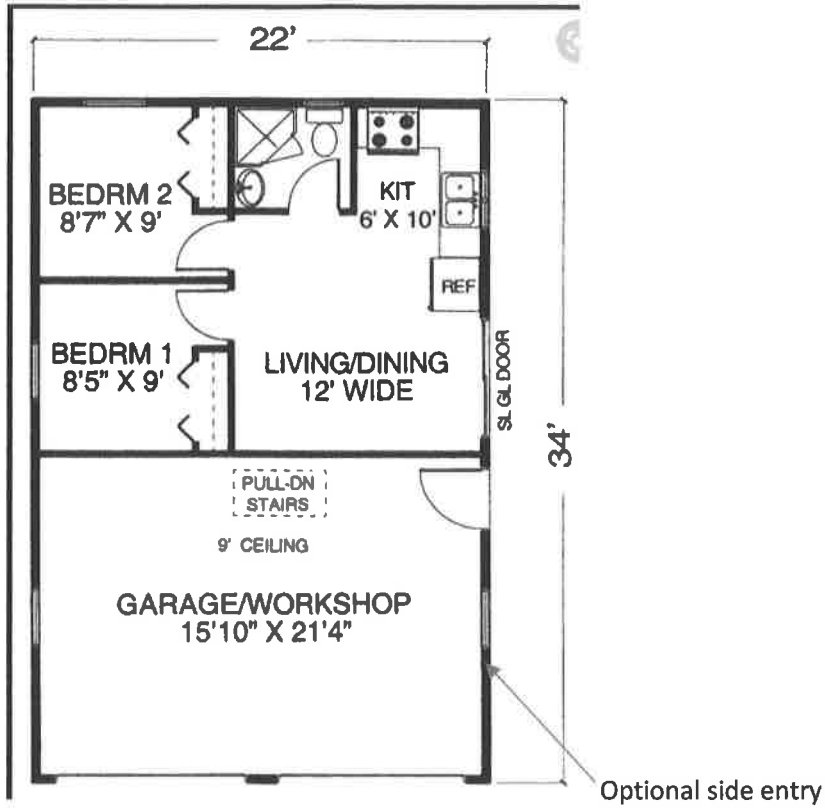
Required Documents for ARB Review:

1. Update previously ARB approved Site Plan to show exact location and dimensions of the proposed detached garage/detached garage apartment including dimensions from the back and side property lines. It should also include the dimensions of any proposed concrete drives, pads, aprons, and sidewalks.
2. Updated Site Plan must also include existing impervious area sq. ft. that was approved during ARB Review/Approval of SFR in addition to the proposed sq. ft. of impervious area being added with the addition of a Detached Garage or Detached Garage Apartment with additional concrete areas such as driveways, sidewalks, or patio.
3. Landscape plan/plant legend key around shed.
4. Floor Plan showing dimensions, windows, doors, and garage doors.
5. Electrical plans including any exterior lighting or flood lights. **MUST NOT CREATE LIGHT TRESPASSING ON TO ADJACENT PROPERTIES** (unshielded fixture that casts a bright light onto and possibly into a neighbors' property and/or home).
6. Exterior Elevations of all 4 sides.
7. Typical wall section showing components of construction, minimum fascia size (6") and minimum roof pitch of 6 in 12.
8. Roof Plan indicating minimum roof pitch of 6 in 12 and location of roof vents/stacks if required.
9. Material description (roof shingles, siding, trim, etc.) and exterior colors (manufacturer/color swatch #). Provide same information for existing home to ensure they match.
10. Photo of existing residence including the front of the home, front door, windows, and garage door.
11. Additional ARB Architect Review Fee of \$275 for Detached Garage or Detached Garage Apartment – check should be made out to Irish Acres Acquisitions, LLC
12. If required, Additional ARB Engineer Site Plan/Drainage Review fee of \$125.00 – check made out to Irish Acres Acquisitions, LLC
13. Executed ARB Review Request form and Notices.

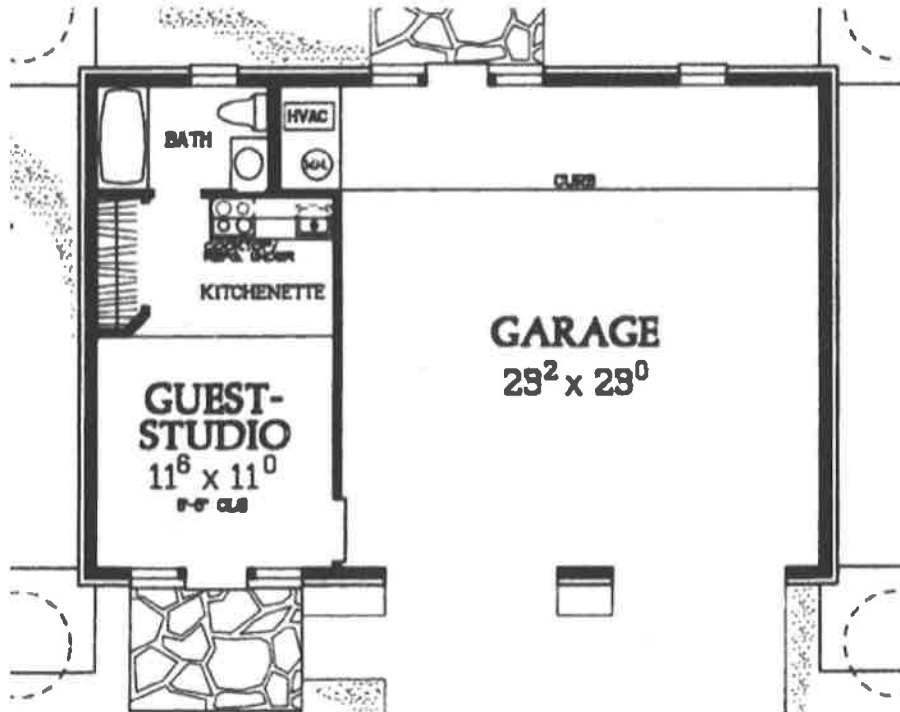
Approved: _____
Matthew Rudnianyan, Irish Acres ARB

Date: September 23, 2021

SUGGESTED GARAGE APARTMENTS DESIGNS

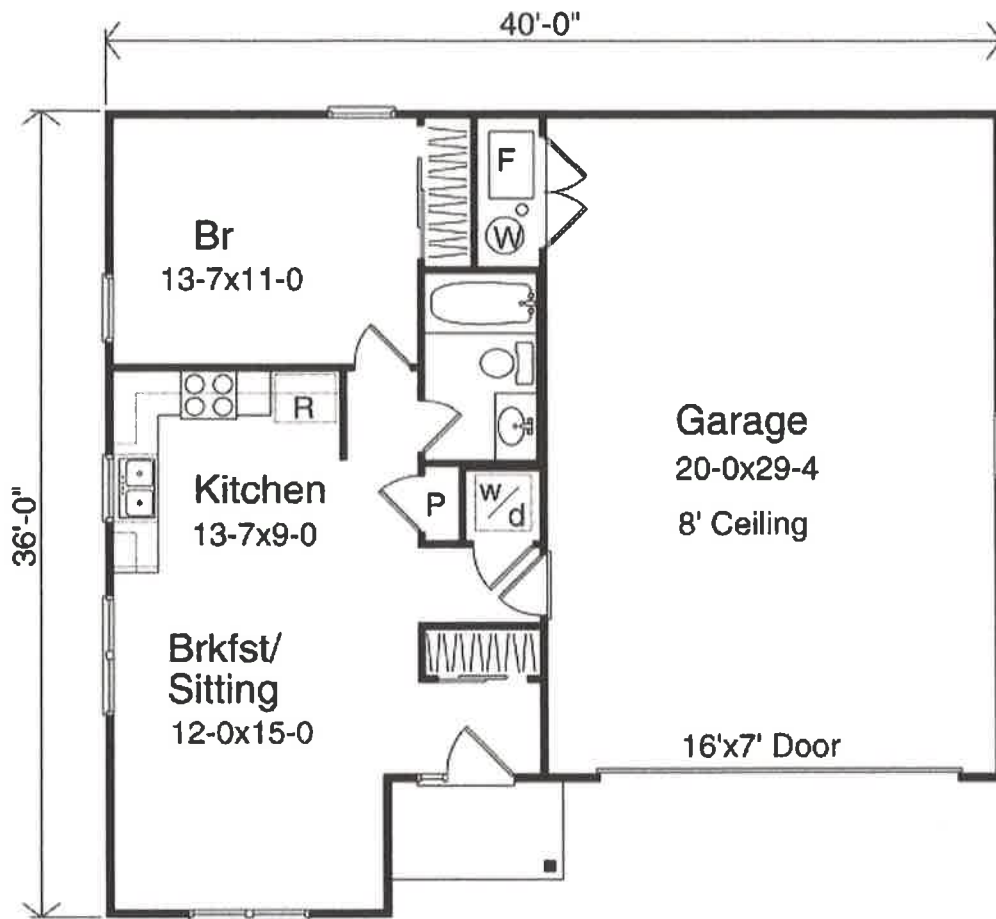


748 sq. ft.



875 Sq. Ft.

SUGGESTED GARAGE APARTMENTS DESIGNS



1272 Sq. Ft.



Possible 1 story with attic apartment above.