Garage Ordinance

11.23.20 – ZAP Committee

Agenda

Garage Ordinance draft

 Law Department presentation on non-conformities

 Garage Ordinance nonconformities case studies

Looking ahead



Garage Width (Sec. 3.4.4.B.4)

• Total length of all garage doors on a Front Facing Garage, measured jamb to jamb





Total Width (Sec. 3.4.4.C.2.a)

Front Facing Garages are limited to:

 45% of elevation if providing Single Garage Doors

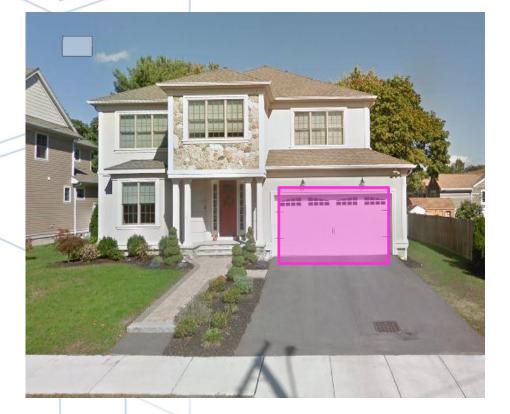
 40% of elevation if providing a Double Garage Door

Single Doors





Double Doors





38% of total facade

50% of total facade

Zoning	Existing Conditions	Standards*	Two 9 ft Garage Doors @ 45% One 16 ft Garage Door @ 40%
District	Existing Lot Frontage (width)	Side Setbacks (total)	Minimum Lot Frontage Required
SR1	25% conforming - 148 ft 50% conforming - 110 ft	Old Lot - 25 ft New Lot - 40 ft	Old Lot - 65 ft New Lot - 80 ft <i>≈80% of lots</i>
1839 Lots	75% conforming - 88 ft		-0070 05 1013
SR2	25% conforming - 105 ft 50% conforming - 86 ft	Old Lot - 15 ft New Lot - 30 ft	Old Lot - 55 ft New Lot - 70 ft
8404 Lots	75% conforming - 70 ft		≈75% of lots
SR3	25% conforming - 86 ft 50% conforming - 72 ft	Old Lot - 15 ft New Lot - 20 ft	Old Lot - 55 ft New Lot - 60 ft
6803 Lots	75% conforming - 60 ft	New Lot - 20 It	≈70% of Lots
MR1	25% conforming - 85 ft 50% conforming - 65 ft	Old Lot - 15 ft New Lot - 20 ft	Old Lot - 55 ft New Lot - 60 ft
4144 Lots	75% conforming - 50 ft		≈60% of lots
MR2	25% conforming - 75 ft 50% conforming - 60 ft	Old Lot - 15 ft New Lot - 20 ft	Old Lot - 55 ft New Lot - 60 ft
1390 Lots	75% conforming - 45 ft		≈50% of lots
MR3	25% conforming - 84 ft 50% conforming - 65 ft	Old Lot - 15 ft New Lot - 15 ft	Old Lot - 55 ft New Lot - 55 ft
107 Lots	75% conforming - 40 ft		≈55% of lots

*Most of Newton's residential lots are considered Old Lots

Door Width: Front Facing Garages

Door Width for Front Facing Garages (Sec. 3.4.4.B.4)

- Doors used for a single automobile to access a Garage may be up to 9 feet wide each
- Double Garage Doors may be up to 16 feet wide

Door Width for Single Bays





Door Width - Double Doors





Front Elevation

Front Elevation (Sec. 3.4.4.B.6)

- Front Elevation is the exterior
 wall of a building oriented in
 whole or in part toward the
 Primary Front Lot Line
- Parts of the Front Elevation set back more than 10 feet are excluded from this measurement

Front Elevation



Front Elevation



Placement

Front Facing Garages (Sec. 3.4.4.C.1)



Must be set back no less than 2 feet behind the Front Elevation of the house

Front Facing Garages Alternative Placement







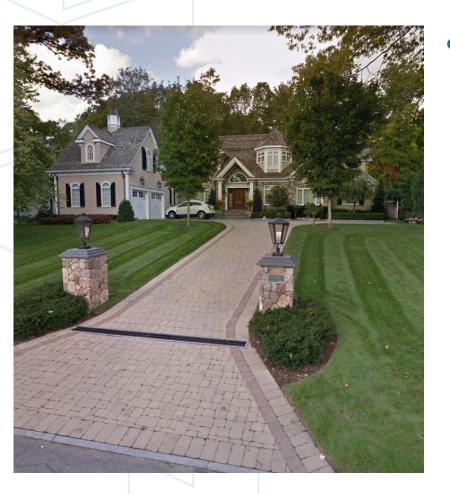


Front Facing Garage Alternative Options

1. Don't regulate Front Facing Garage placement in the ordinance

2. Create a Special Permit allowing for more flexible placement options under certain conditions (architectural features, porch, etc)

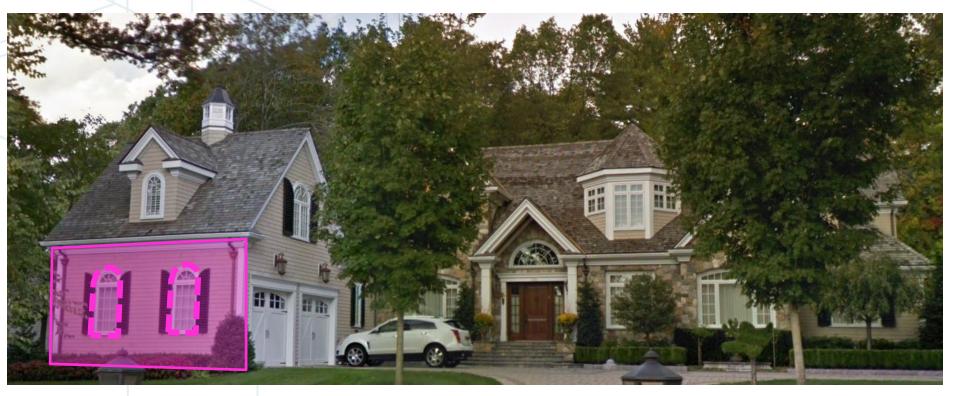
Side Facing Garages (Sec. 3.4.4.D)



- Allowed in front of the building Front Elevation:
 - Not within the setback
 - A minimum of 10% fenestrations along the Garage Wall facing the street (no max.)

Side Facing Garages (Sec. 3.4.4.D)

- Garage wall = 222 sf
- Fenestrations = 28 sf



13% Fenestration

Special Permits

Larger Garages

Garages with more than three cars or more than 700 square feet



Other changes

Two Garages Allowed By-Right

Up to two garages, one attached and one detached, by-right



Accessory Buildings

 A minimum six-foot separation between all accessory buildings and other buildings

