



Garage Ordinance (#448-20)

1.25.20 – ZAP Committee

Agenda

- **Garage Ordinance overview**
 - **Background**
 - **Goals**
 - **Current zoning**
- **Proposed standards**
- **Changes since 12/14**



Garage Ordinance Overview

Background

- **Zoning Sec. 3.4.4 “Garages” adopted in June 2016**
- **Residents & design professionals raised concerns- too many restrictions, broad exemptions**
- **Council deferred implementation several times since**

Background

- **City Council voted in October 2020 to pursue a revised Garage Ordinance within the current Zoning Ordinance**
- **New Garage Ordinance incorporates ZAP recommendations, feedback from building professionals, and analysis of recent new garages**
- **Unless council acts before April 2021, current version (2016) of Sec. 3.4.4 will go into effect**

Recent Development



Goal

- Limit visual impact and dominance of garages



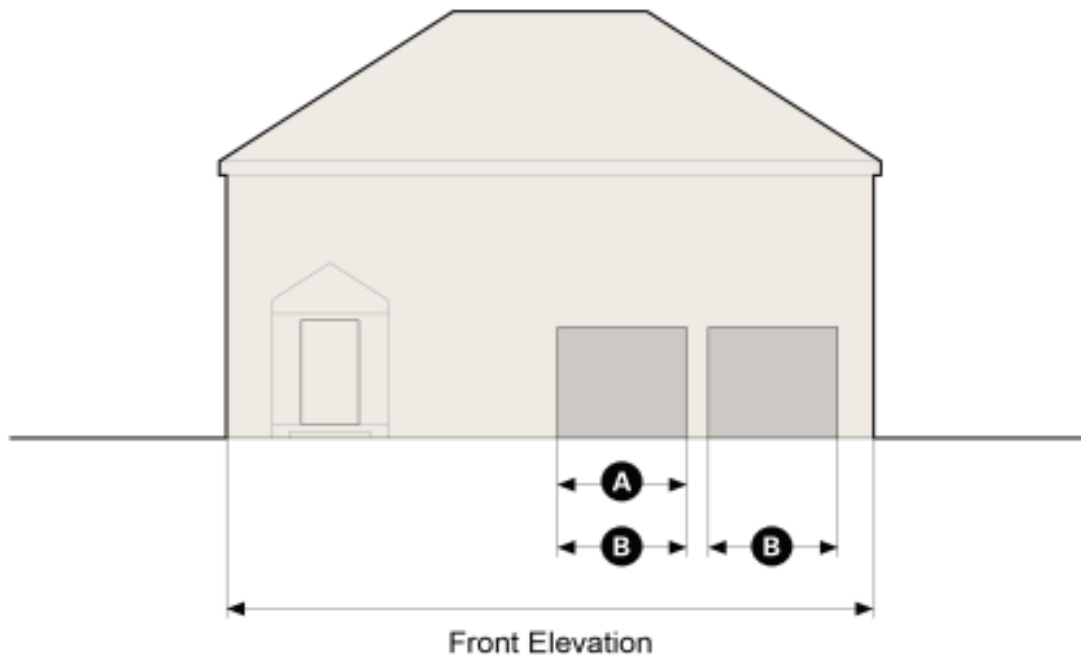


Proposed Standards

Garage Width

- **Regulate the width of Front Facing garages, relative to the total width of the structure**
- **Width regulation only applies to Front Facing Garages**
- **Width is measured as the sum of the widths of all Front Facing Garage Doors**

Garage Width



- **Front Facing Garages limited to 45% of the total Front Elevation if providing only Single Garage Doors**

Front-Facing Garage - Single Garage Doors	min	max
A Width of an Individual Single Garage Door		9 ft
B Sum of Width of Single Garage Door(s)		45% of Front Elevation

Garage Width

Two-family



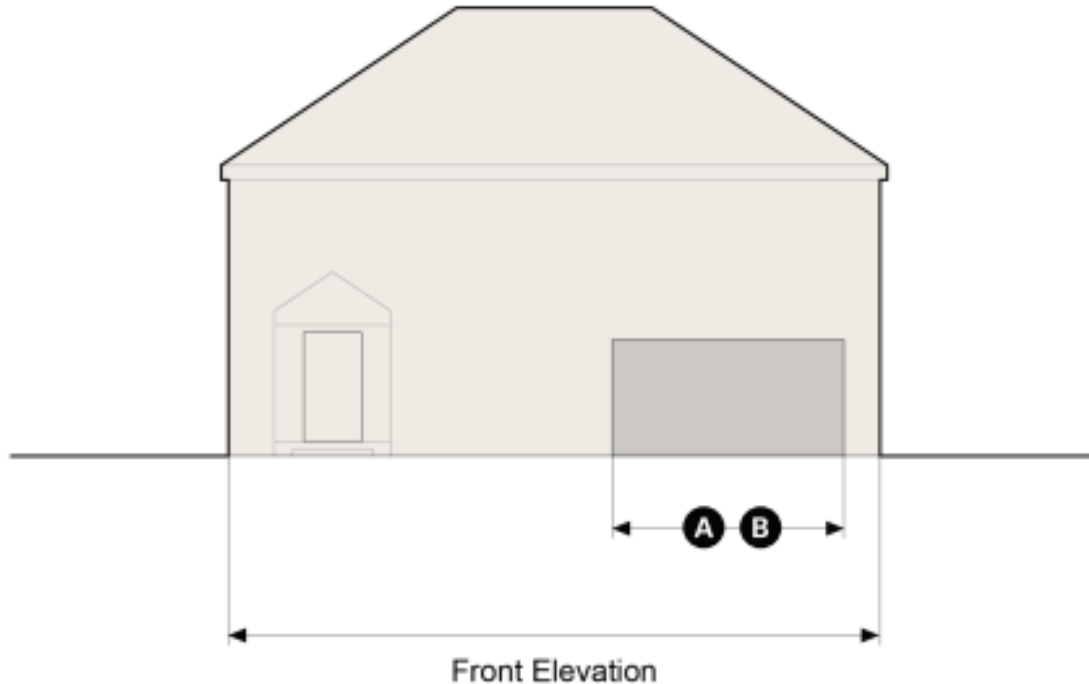
30% of Front Elevation

One-family



28% of Front Elevation

Garage Width



- **Front Facing Garages limited 40% of total Front Elevation if providing a Double Garage Door**

Front-Facing Garage - Double Garage Door	min	max
A Width of an Individual Double Garage Door		16 ft
B Sum of Width of Double Garage Door		40% of Front Elevation

Garage Width

One-family



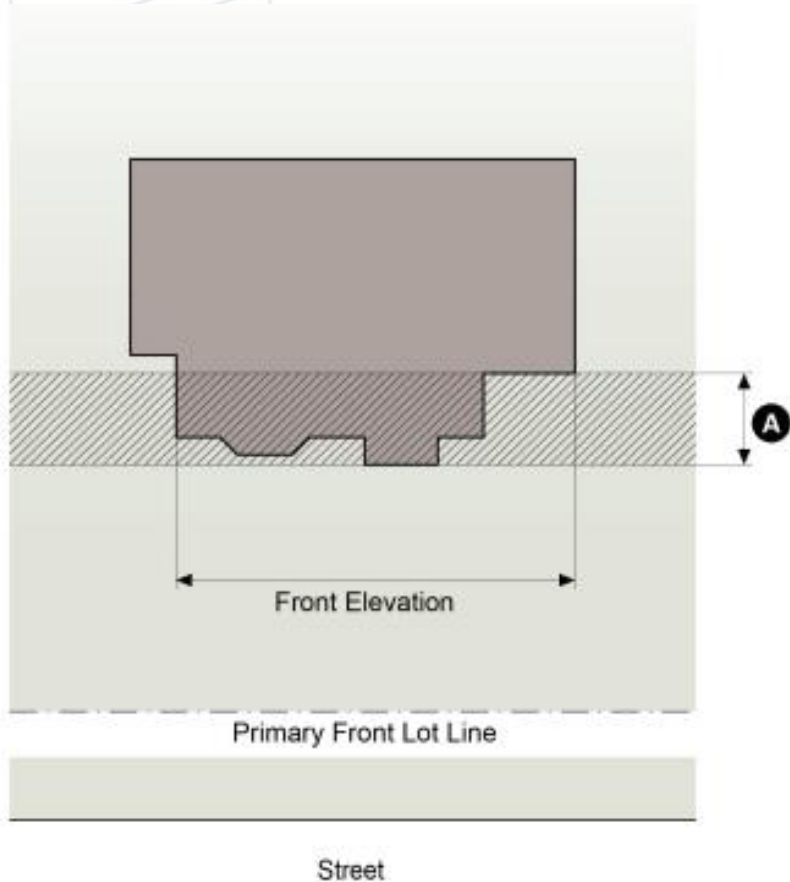
38% of Front Elevation

One-family



50% of Front Elevation

Front Elevation



- Any part of the Front Elevation set back more than 10 feet from the frontmost exterior wall would be excluded from the total

Front Elevation	min	max
Ⓐ Depth from frontmost exterior wall		10 ft

Front Elevation



Garage Size - Residential Buildings with one unit

- **Residential buildings with one unit allowed up to 2 garages, one attached and one detached, by right.**
- **Limit of 700 square feet in total ground floor area and provision for up to 3 cars remains the same.**

Garage Size- Residential Buildings with two units

- Establishes a maximum Garage footprint for each unit in a two-unit residential building of 500 square feet per unit
- Limits each Garage for two-unit buildings to 2 automobiles each

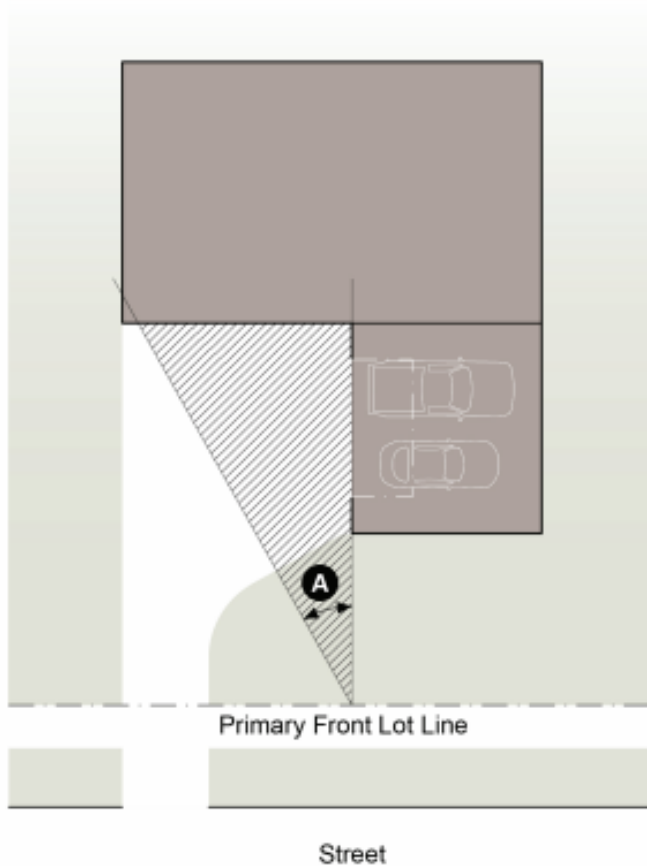
Door Width

- **Single Garage Doors may be up to 9 feet, and Double Garage Doors may be up to 16 feet wide**
- **Door width maximums apply only to Front Facing and Side Facing Garages.**

Placement – Front Facing Garages

- **Ordinance does not directly dictate placement of Front Facing Garages, but width regulations will limit impact of garages close to the street**

Placement – Side Facing



- Side Facing Garages allowed forward of the main elevation of a house
- 10% fenestration required on garage wall facing the street

Side-Facing Garage Door Location	min	max
A Angle allowed within (angle from Primary Front Lot Line)	60 degrees	90 degrees

Side Facing Garages

- Garage wall = 222 sf
- Fenestrations = 28 sf



13% Fenestration

Exemptions

- **A Front Facing Garage set back more than 10 feet from the Front Elevation is exempt from the standards for Front Facing Garages**



Exemptions

- **Garages 70 feet or more from the Primary Front Lot Line would be exempt from the standards for Front and Side Facing Garages**
- **Garages located on Rear Lots are exempt from the standards for Front and Side Facing Garages**

Current Zoning

- **No restrictions on Garage Door width, overall garage width, or fenestration requirements**
- **Garage placement on the lot is limited only by setback requirements**
- **Up to 700 square feet in total ground floor area of garage space allowed by right**

Existing Garages

- **These regulations would only apply to new garages and renovations of existing garages**
- **A nonconforming structure or use can remain in perpetuity in its current state**
- **A lawful nonconforming use or structure does not need to comply with requirements of a zoning change**



Changes Since the 12/14 ZAP Meeting

Updates

- **Amended Sec. 3.4.3.A.2 to change the required separation between accessory buildings and principal buildings from 6 feet to 5 feet.**
- **Removed the placeholder definition for Rear Facing Garage.**

Updates

- **Updated the definitions for Front- and Side- Facing Garages to clarify measurement for curved Primary Front Lot Lines**
- **Clarified how the Primary Front Lot Line will be determined for properties where the main entrance does not face a street or right of way**

Recommendations

- **If adopted, set effective date of April 1, 2021**

Thank You!

