

#88-20



# Editing - Garage Design Standards, Driveway Access & Parking Req.

Article 3 - Residence Districts

09.14.20 - ZAP Committee

# Agenda

- **Part I: Garage Design Standards / Driveway Access**
  - **Recap**
  - **Updates**
  - **Guiding Questions**
- **Part II: Parking Requirements**
  - **Recap**
  - **Guiding Questions**



# Part I: Garage Design Standards / Driveway Access

# Recap - Past Meetings

- **Established ordinance goals and objectives (ZAP – 4/27)**
- **Reviewed revised zoning language and case studies that achieved the above (ZAP 5/19)**



# Recap - Areas of Consensus <sup>#88-20</sup>

- Limit the visual impact and dominance



# Recap - Areas of Consensus

- Promote walkability and enhance public safety



- Area dedicated to CARS



- Area dedicated to PEOPLE



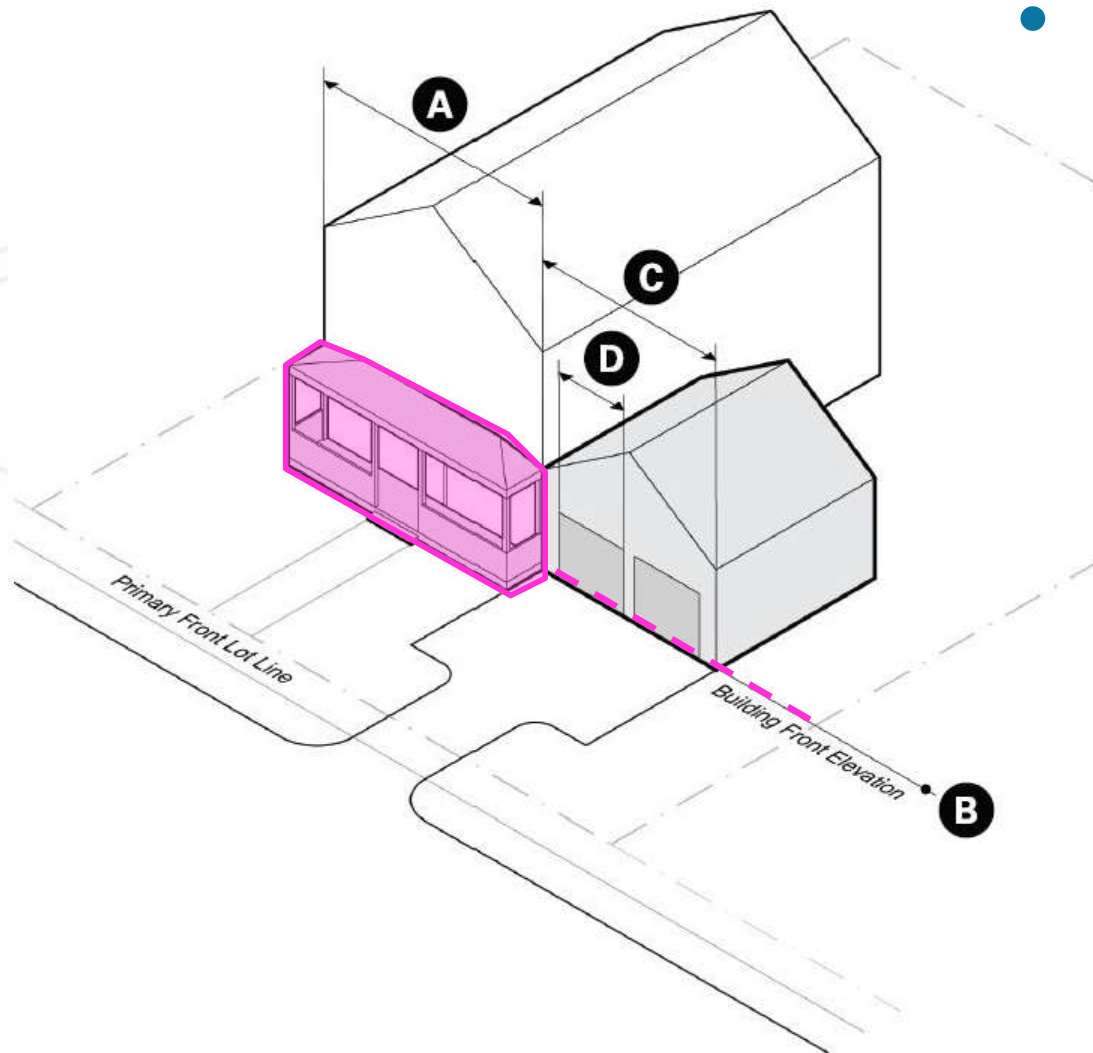
# Recap - Areas of Consensus

- **Promote goals within the Climate Action Plan**



# Updates

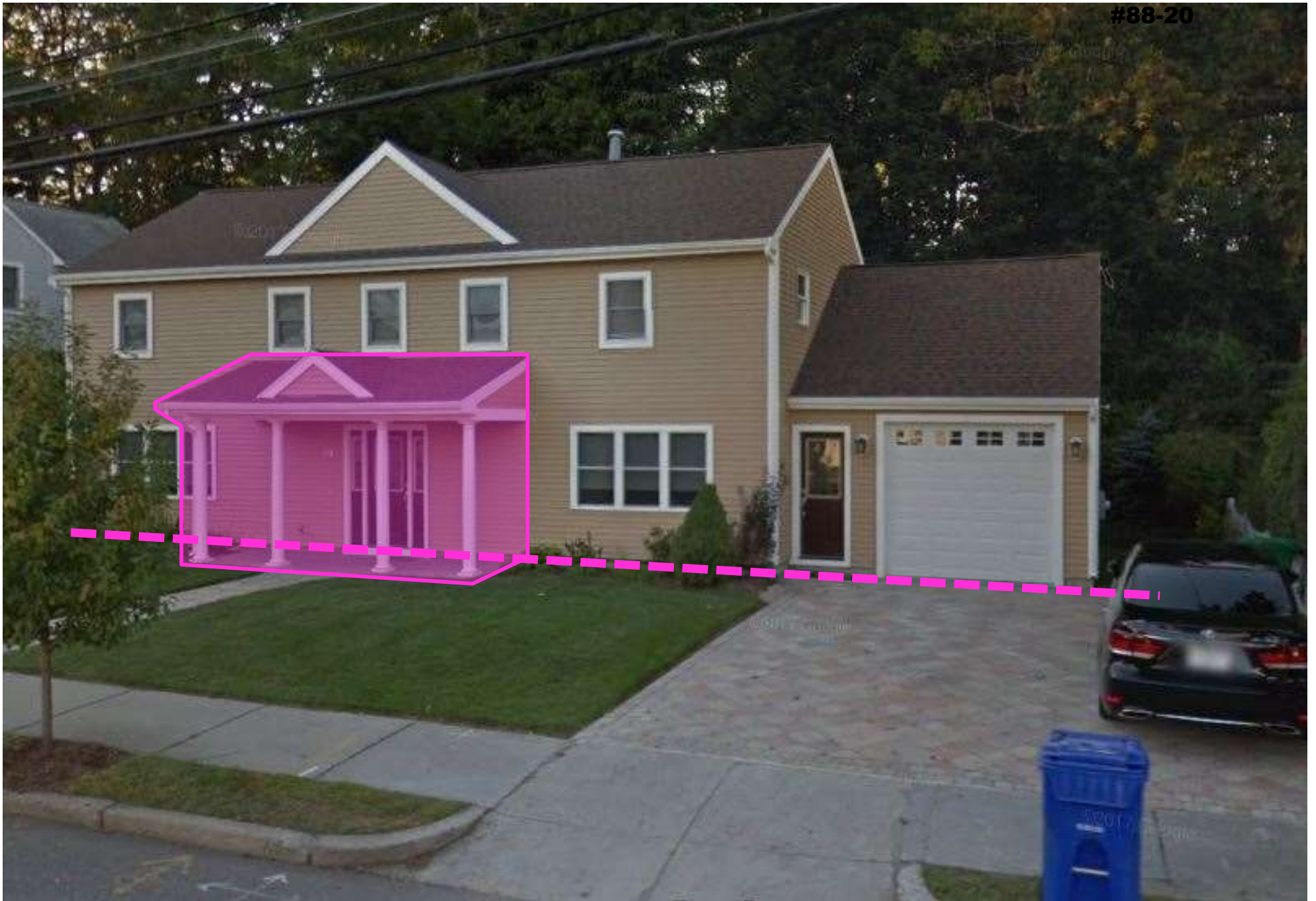
- **Front Facing Garage can align with the Front Elevation with a Front Porch (Sec. 3.4.1.D.1.a)**



Note: Typically a Front Facing garage needs to be setback 8 ft from the Front Elevation (Sec. 3.4.1.D.1



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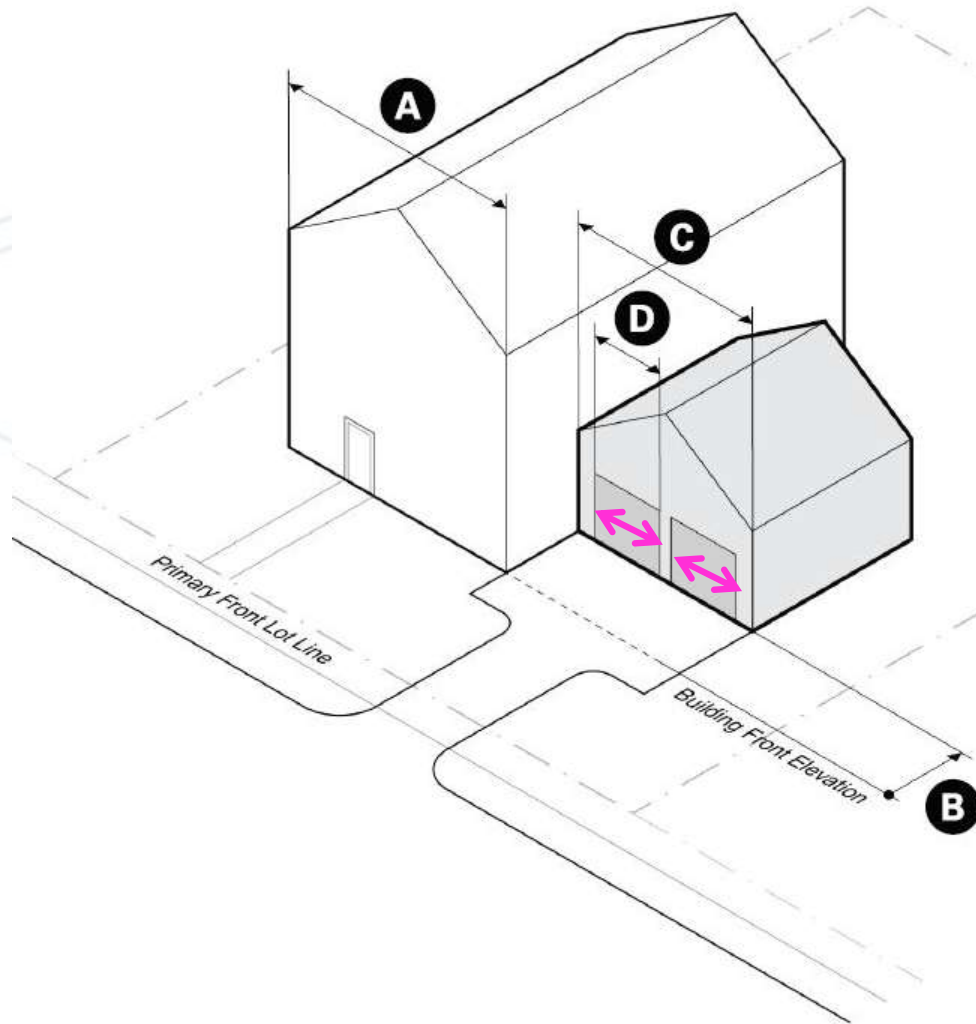






# Updates

- **Two car Front Facing Garages require individual doors, each can have a maximum width of 9 ft (108") (Sec. 3.4.1.D.2)**



\*Note – A GMC Yukon XL SUV is 80.5" wide



One Door

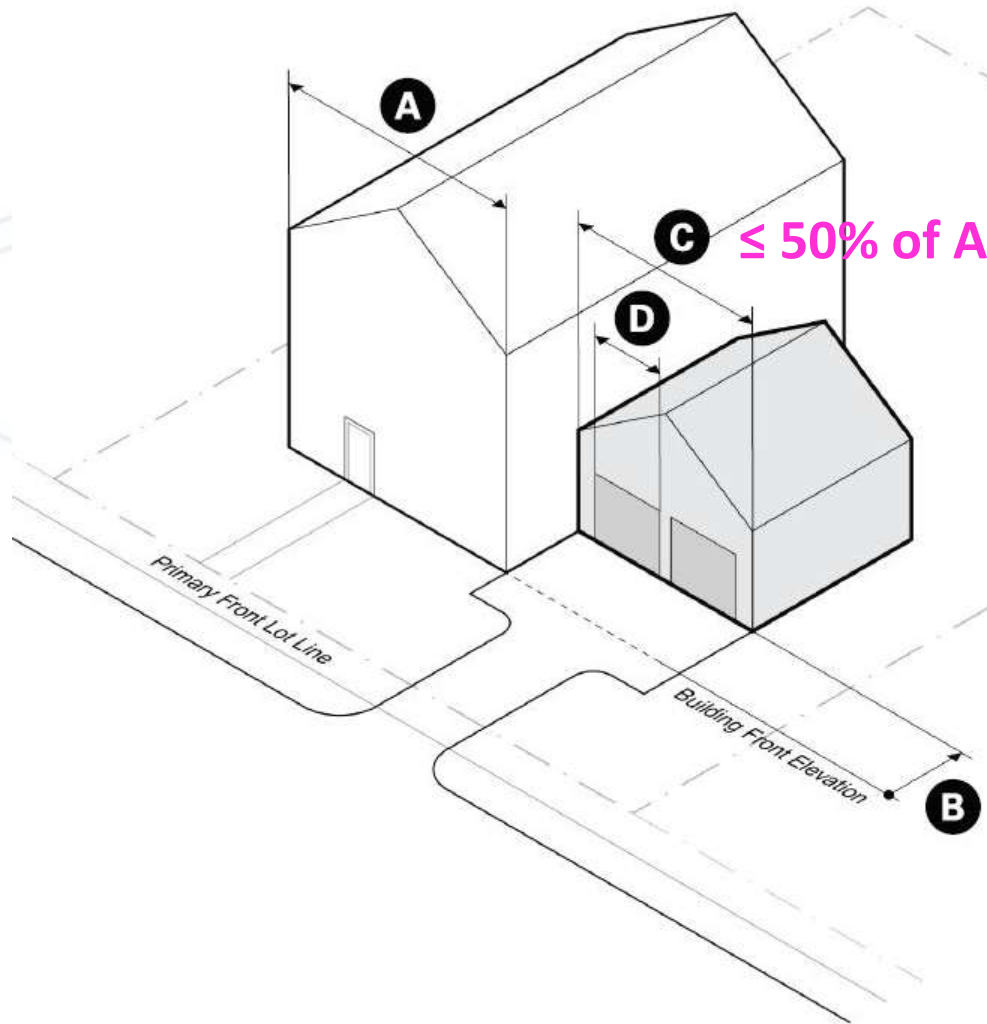
VS

Two Doors

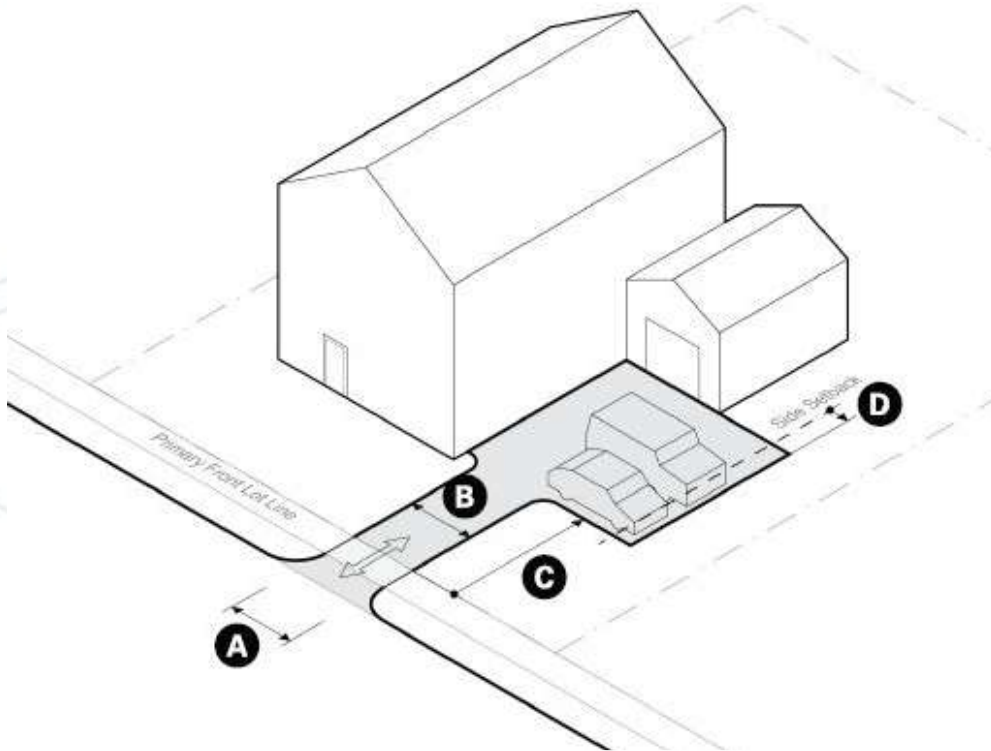


# Updates

- A Front Facing Garage width (C) can be a maximum of 50% of the Front Elevation (A) for all residential buildings (Sec. 3.4.1.D.4)



# Updates



- The maximum width of a driveway is set from the property line and maintained a certain distance into property based on the district (C) (Sec. 3.7.1.E.5)

District	Minimum Distance into Property (C)
R1, R2	10 ft
R3, R4, N	5 ft

\*Note – This applies to new development





\*Note – This applies to new development





\*Note – This applies to new development



# Questions

- Does the proposed ordinance offer enough controlled flexibility to allow for a variety of garage configurations for Newtons varied lots?





# Questions

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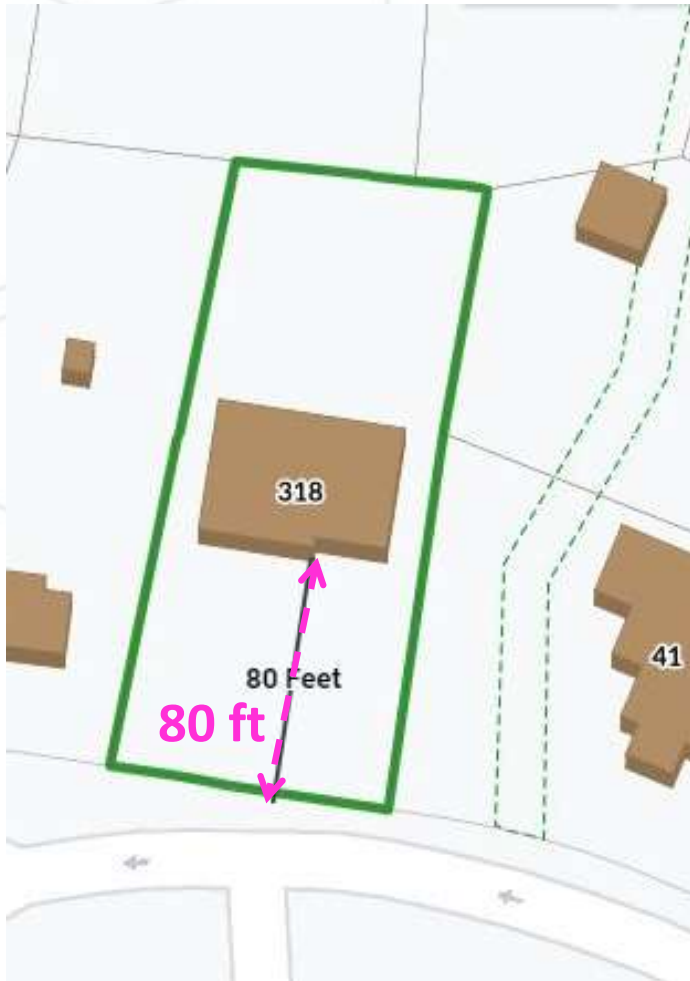


- Do you agree with how the draft limits the visual impact of garages?



# Questions

- Should garages in R1 setback more than 70 ft from the Front Lot Line be exempt?





# Questions

- Should driveways be allowed in the side setback with a minimum 3 ft buffer from the lot line?





# Questions

- **Should a second curb cut always require a Special Permit?**

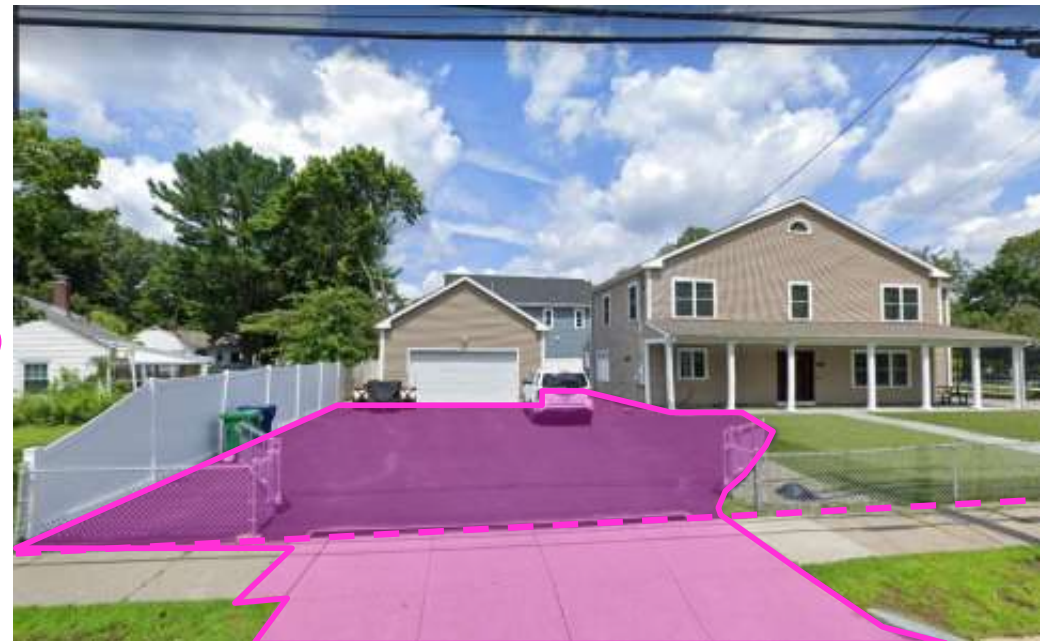


# Questions

- Do you agree that limiting the width of a curb cut and driveway (at lot line) reduces the visual impact and increases safety for pedestrians?



VS



# Summary - Garages

## Current Ordinance

- Max. 3-cars / 700 sf
- Detached garage is an accessory building
- No restriction on placement besides setbacks

## Proposed Ordinance

- Max. 3-cars / 700 sf
- Detached garage is an accessory building
- Garages can be up to 50% of the Front Elevation and setback
- A garage can only be in front of the main building if it is side facing



# Summary - Driveways

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## Current Ordinance

- Entry/exit must be a minimum of 12 ft and can be maximum of 20 ft

## Proposed Ordinance

- Entry/exit can be a maximum of 10 ft (8-units or less) or 20 ft (9-units or more)
- Maximum width at lot line
- No parking stalls allowed between Front Elevation and lot line
- Driveway can be within the side setback (3' buffer req.)
- Single-family can have one curb cut (max.)

# Thank You!

