

Recommendations for the Garage Ordinance

Building Professionals Zoning Redesign Working Group

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Goals of Garage Ordinance:

To limit the negative visual impact and dominance of garages within Newton's neighborhoods

Promote walkability and enhance public safety by ensuring the location and amount of living areas are more prominent than areas for motor vehicle

adapted from

Zoning Memo to ZAP

Working Group's goals:

To achieve the above with a minimum of pre-September 25, 2020

History of garages:



Colonial Mansion of the Jackson family, built in 1809. The L dates back to 1660



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Garages

Dominant garages,
dominant paving



Garage Door Width definition:

For the purposes of regulating the residential building facades, define garages by the width of the garage doors

Current code:

The length of a garage wall facing a street may be up to 40 percent of the total length of the building parallel to the street, inclusive of the garage wall, or 12 feet, whichever is greater. This requirement does not apply to detached garages.

Recommendation:

Forward-facing, single garage doors may be up to 16' wide. Up to three 9' wide, single-bay garage doors are allowed on front-facing garages. Alternately, one 16' wide and one 9' wide door are allowed together on front-facing garages.



Front-Facing Garage: Width

Current code:

The width of a garage wall... may be 40% of the total length of the building... inclusive of the garage.

Redesign:

The width of a garage wall... may be 50% of the total width of the building... inclusive of the garage.

Recommendation:

The total width of front-facing garage **doors**, as measured jamb to jamb, may be not greater than 50% of the total width of front face of the building, inclusive of the garage doors.



Garages too wide

Garages: Relative width

Recommendation:

The total width of front-facing garage **doors, as measured jamb-to-jamb**, may be not greater than 50% of the total width of the front of the building, inclusive of the garage doors.

Consequence:

Houses must be a minimum of 36 ft. wide to include a front facing, two 9' door garage.

Lots that can accommodate a 36 ft. wide house:

- R1 - 90% of existing lots
- R2- 80% of existing lots
- R3- 70% of existing lots
- R4- 70% of existing lots

Houses must be a minimum of 18' wide to include a front facing, one 9' door garage.

Lots that can accommodate a 18 ft. wide house:

- R1 - 100% of existing lots
- R2- 90% of existing lots
- R3- 90% of existing lots
- R4- 90% of existing lots

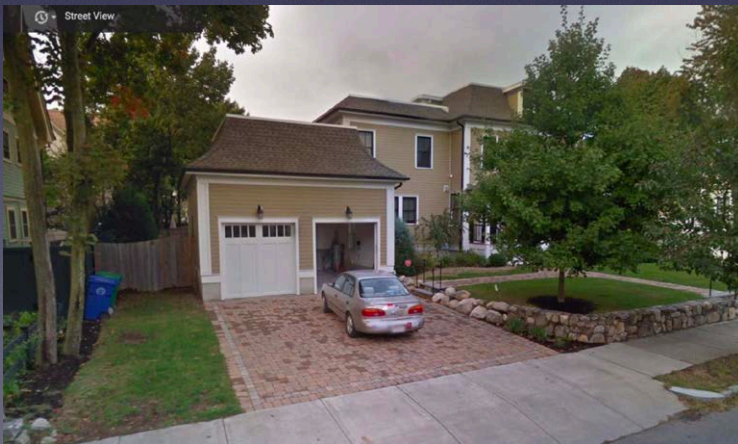
Garage - Definition

Current code:

Sect. 3.4.4.C: Where more than one garage is provided... and they are placed side-by-side, there shall be living area connected by a shared wall above both garages

Recommendation:

This should be removed.



Locating garages:

- **Set-Back Garages**
- **Aligned-Plane Garages**
- **Projecting Garages**
- **Side-Facing Garages**
- **Down-Under Garages**
- **Down-Under, Projecting**
- **Down-Under, No. of Stories**
- **Street Setback**

Locating garages:

Set-Back Garages

Current code:

This is the base case.

Garage plane must be set back from the face of the main building

Recommendation:

Garage plane must be set back from the face of the main building

with some exceptions:

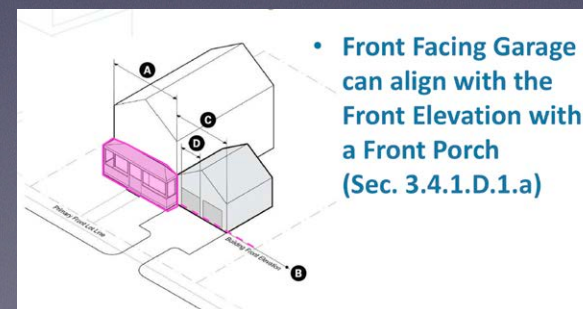


Locating garages:

Aligned-Plane Garages

Recommendation:

Garage plane may align with the face of the building that includes one or more architectural features such as porches, open or enclosed entry canopies, recessed entries or roofs that mitigate the visual impact of the garage doors.



Locating garages:

Side-Facing Garages

Recommendation:

Don't limit other than by setbacks

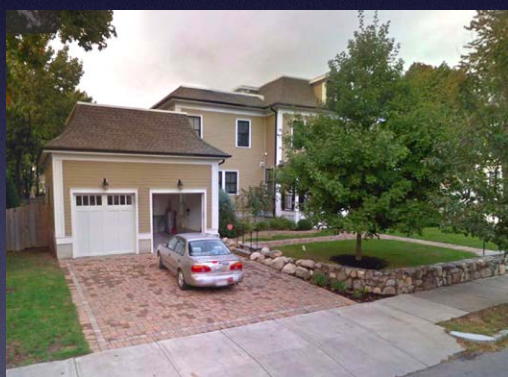


Locating garages:

Projecting Garages

Recommendation:

Garages may project forward of the main building if limited to 1 or 1-1/2 stories
Depth of projection needs further study.

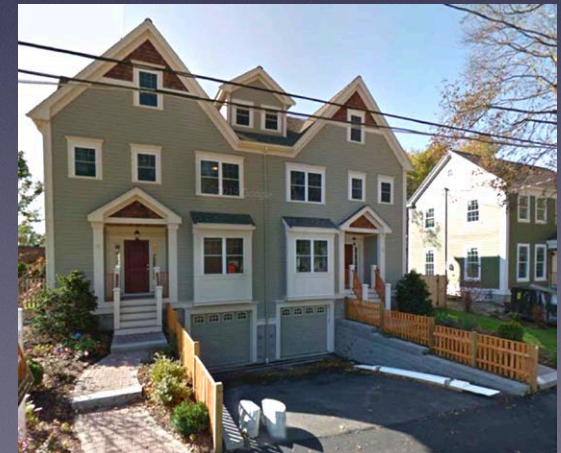


Locating garages:

Down-Under Garages

Recommendation:

Down-under garages on the front face of the building should include one or more architectural features that mitigate the visual impact of the garage doors such as projecting masses and/or strong horizontal elements. Details need further study.



Would benefit from mitigating elements

Locating garages:

Down-Under, Projecting Garages

Recommendation:

The total width of the garage doors may not exceed 50% of the total width of the facade measured at grade



Locating garages:

Down-Under, No. of Stories

Recommendation:

An exposed basement story along the front elevation is considered the ground story if it exceeds 50% of the width of the front elevation. An exposed basement story along the front elevation not exceeding 50% of the front elevation width is not counted toward the maximum number of stories. (Sect. 2.6.3.A.2.b 8/7 draft ordinance)
The width of the garage between the retaining walls is greater than 50% of the total width. Therefore the basement would be considered a third story and not be allowed.



Locating garages:

Street Setback

Recommendation:

Garages in all districts that are setback at least 70 ft. from the street are exempt from the preceding requirements.

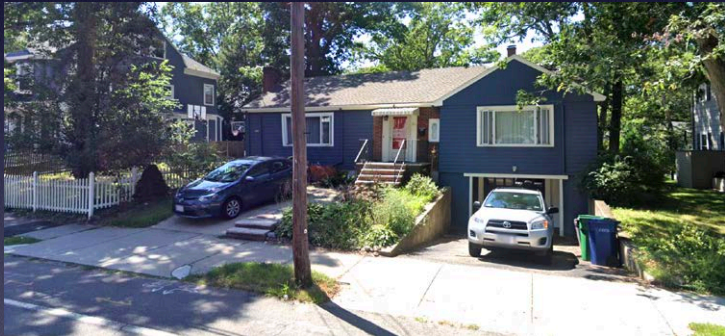


Paving

- Side yard buffers, Multiple curb cuts, Width of driveways

Recommendation:

The City Council regulate paving as part of the later zoning redesign.



- 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

