



Garage Ordinance

11.23.20 – ZAP Committee

Agenda

- **Garage Ordinance draft**
- **Law Department presentation on non-conformities**
- **Garage Ordinance non-conformities case studies**
- **Looking ahead**



Width

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 1839 Lots	25% conforming - 148 ft 50% conforming - 110 ft 75% conforming - 88 ft	Old Lot - 25 ft New Lot - 40 ft	Old Lot - 65 ft New Lot - 80 ft ≈80% of lots
SR2 8404 Lots	25% conforming - 105 ft 50% conforming - 86 ft 75% conforming - 70 ft	Old Lot - 15 ft New Lot - 30 ft	Old Lot - 55 ft New Lot - 70 ft ≈75% of lots
SR3 6803 Lots	25% conforming - 86 ft 50% conforming - 72 ft 75% conforming - 60 ft	Old Lot - 15 ft New Lot - 20 ft	Old Lot - 55 ft New Lot - 60 ft ≈70% of Lots
MR1 4144 Lots	25% conforming - 85 ft 50% conforming - 65 ft 75% conforming - 50 ft	Old Lot - 15 ft New Lot - 20 ft	Old Lot - 55 ft New Lot - 60 ft ≈60% of lots
MR2 1390 Lots	25% conforming - 75 ft 50% conforming - 60 ft 75% conforming - 45 ft	Old Lot - 15 ft New Lot - 20 ft	Old Lot - 55 ft New Lot - 60 ft ≈50% of lots
MR3 107 Lots	25% conforming - 84 ft 50% conforming - 65 ft 75% conforming - 40 ft	Old Lot - 15 ft New Lot - 15 ft	Old Lot - 55 ft New Lot - 55 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

