



# Garage Ordinance

12.14.20 – ZAP Committee

# Agenda

- **Garage Ordinance text changes**
- **Data analysis**
- **Looking ahead**



# Text Changes

# Rear Facing Garages (Sec. 3.4.4.B.4)

- **Added placeholder for definition**
- **Necessary to explicitly allow for Rear Facing Garages, and to clarify the range of angles that would constitute a Rear Facing Garage on the lot**

# Door jamb measurement (Sec. 3.4.4.B.5)

- **Changed method of measurement from exterior face of the jamb to interior face of the jamb**

# Primary Front Lot Line (Sec. 3.4.4.B.8)

- **Primary Front Lot Line will be the one the main entrance faces**
- **Changed to better align with the language and procedures used in the current zoning ordinance**

# Standards for Front Facing Garages (Sec. 3.4.4.C)

- **Setback requirement previously proposed in 3.4.4.C.1 was removed**
- **Controls established elsewhere in the ordinance will limit the prominence of Front Facing Garages**

# **Standards for Residential Buildings with two units (Sec. 3.4.4.F)**

- **Established a maximum Garage footprint of 500 square feet for each unit in a two-unit residential building**



# Exemptions (Sec. 3.4.4.G)

- **Added an exemption for attached Front Facing Garages set back more than 10 feet from the Front Elevation from the standards for Front Facing Garages**

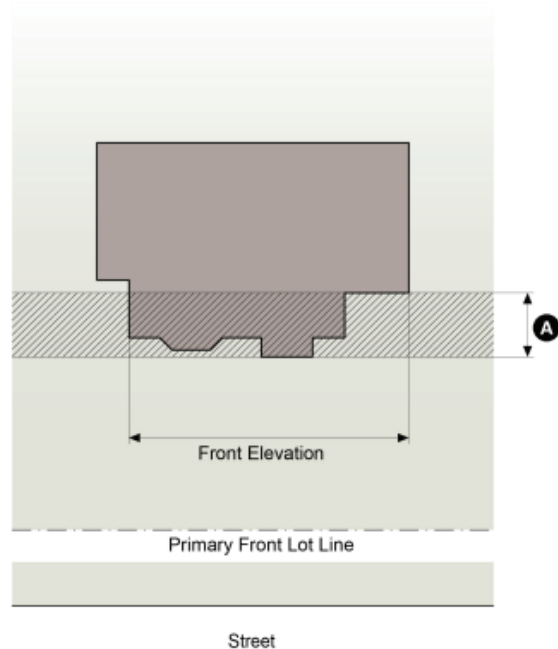
# Exemptions (Sec. 3.4.4.G)

- **A third exemption was added to create relief for Garages on Rear Lots**

# Ongoing Revision

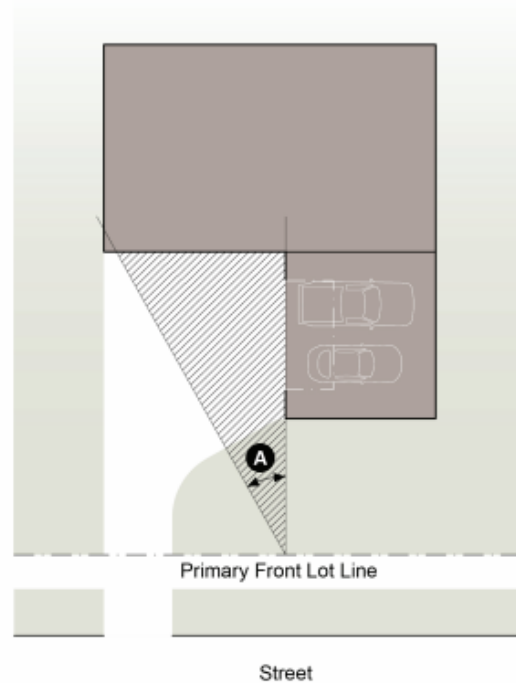
- **Finalize definition of Rear Facing Garage**
- **Work with Inspectional Services Department to make sure Sec. 3.4.3.2 is not too restrictive**
- **Edit language in several sections for clarity, including Sec. 3.4.4.B.2 and 3.4.4.B.3**

# Front Elevation Diagram (Sec. 3.4.4.B.6)



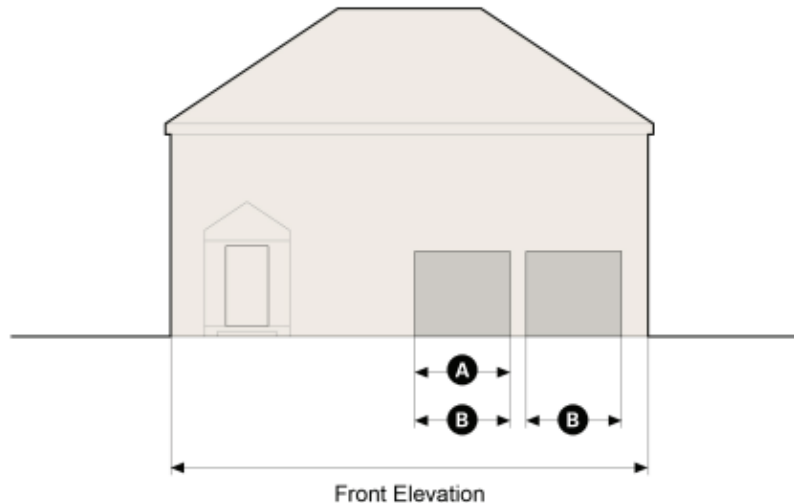
Front Elevation	min	max
<b>A</b> Depth from frontmost exterior wall		10 ft

# Side Facing Garage Diagram (Sec. 3.4.4.B.3)



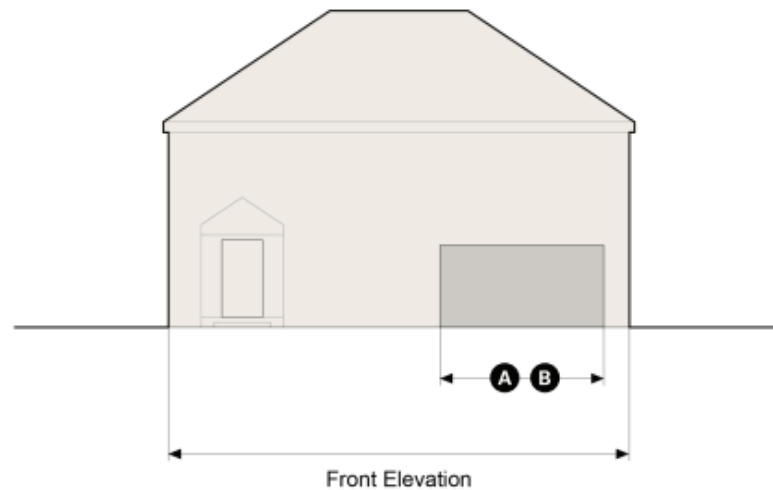
Side-Facing Garage Door Location	min	max
<b>A</b> Angle allowed within (angle from Primary Front Lot Line)	60 degrees	90 degrees

# Front Facing Garage Diagram (Sec. 3.4.4.C.1.a)



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

# Front Facing Garage Diagram (Sec. 3.4.4.C.1.b)



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



# Data Analysis



# Methodology

- **Reviewed new building permits from 2019-2020**
- **Organized the lot frontages into Narrow, Average, and Wide per zoning district**
- **Used architectural plans to calculate whether the projects had single or double garage doors, find the individual door widths, the total garage width, and Front Elevation width.**

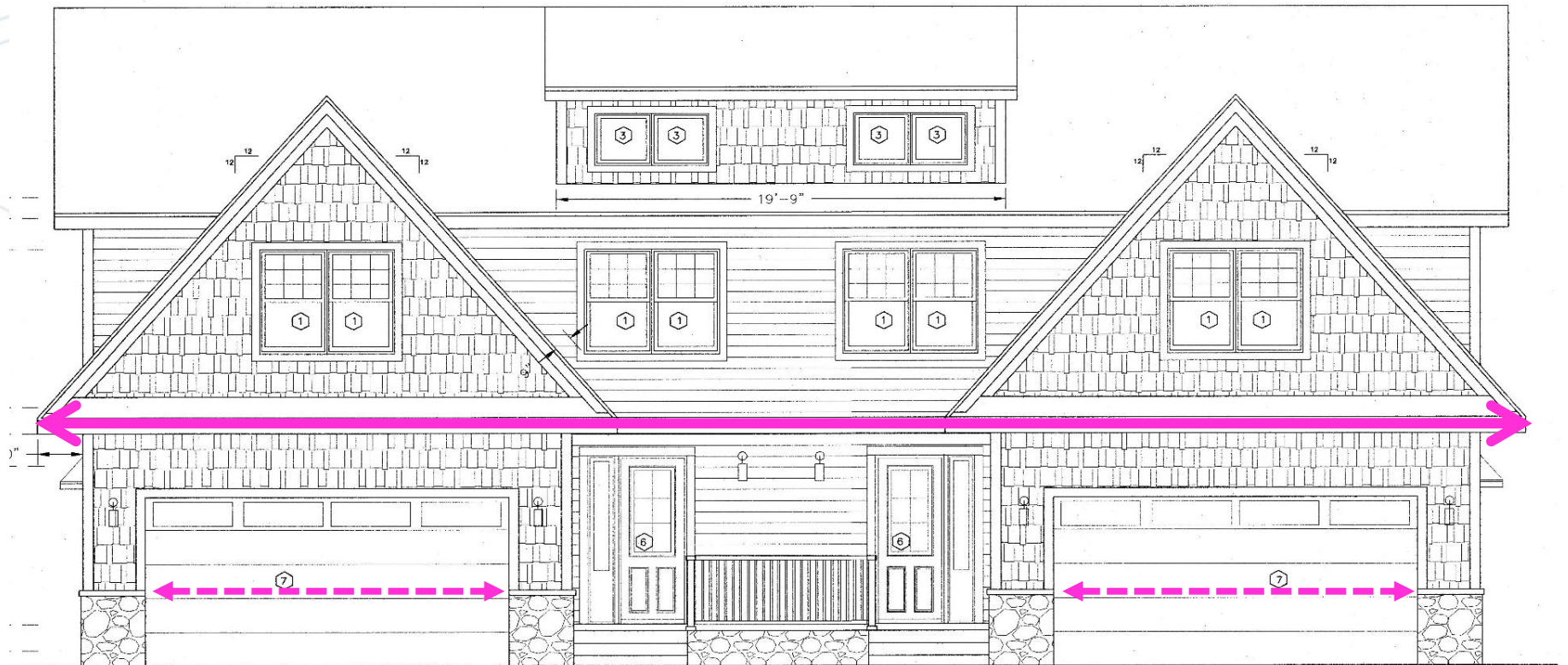
# Data Analysis Takeaways

- **70% of homes surveyed would comply with the proposal**
- **23 of the 93 single-family homes surveyed would not comply**
- **13 of the 25 two-family homes reviewed would not comply with the proposal**
- **95 of the permits (81%) were for new homes with Front Facing Garages**
- **Most non-complaint buildings could still have comparable Garages with minor revisions**

# 117-119 Norwood Ave

Two-family

Orientation	Door Type	Total Garage Door Width	Front Elevation	Door Width	Garage Width	Compliant
Front	Double	32 ft	61.4 ft	16 ft	52.1%	NO



# 32 Maple Ave

Two-family

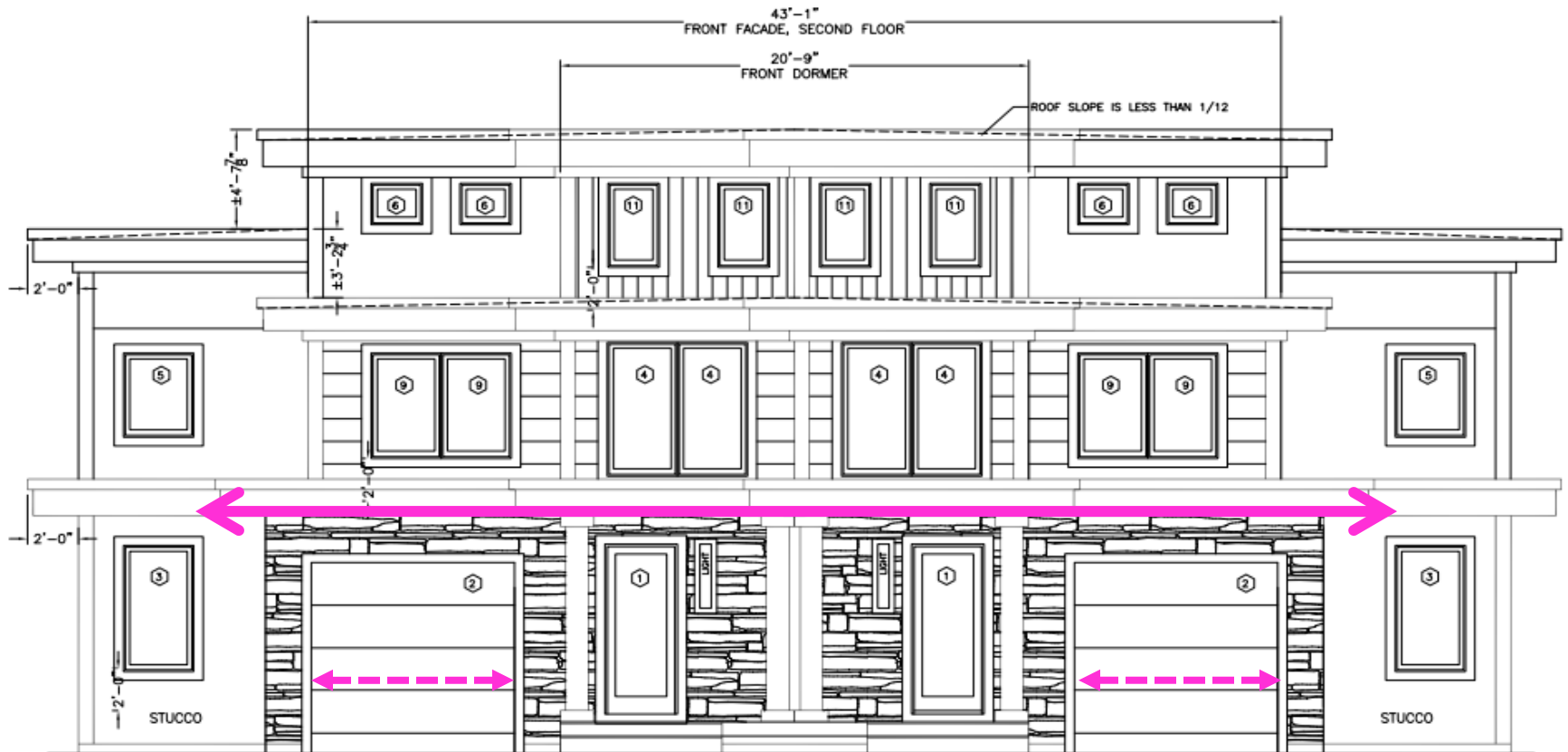
Orientation	Door Type	Total Garage Door Width	Front Elevation	Door Width	Garage Width	Compliant
Front	Double	32 ft	40 ft	16 ft	80%	NO



# 16-18 Cragmore Road

Two-family

Orientation	Door Type	Total Garage Door Width	Front Elevation	Door Width	Garage Width	Compliant
Front	Single	18 ft	46.83 ft	9 ft	38.43%	YES



# 439-441 Lowell Ave

Two-family

Orientation	Door Type	Total Garage Door Width	Front Elevation	Door Width	Garage Width	Compliant
Front	Single	16 ft	54 ft	8 ft	29.63%	Yes





# 45 Albert Road

One-family

Orientation	Door Type	Total Garage Door Width	Front Elevation	Door Width	Garage Width	Compliant
Front	Double	18 ft	63.5	9 ft	n/a	YES





# 1 Malvern Terrace

One-family

Orientation	Door Type	Total Garage Door Width	Front Elevation	Door Width	Garage Width	Compliant
Front	Double	18 ft	63.5	18 ft	28.35%	NO



# 52 Spiers Road

One-family

Orientation	Door Type	Total Garage Door Width	Front Elevation	Door Width	Garage Width	Compliant
Front	Double	18 ft	39.2	<b>18 ft</b>	<b>45.91%</b>	<b>NO</b>



# 46 Columbus Street

One-family

Orientation	Door Type	Total Garage Door Width	Front Elevation	Door Width	Garage Width	Compliant
Side	Single	18 ft	77 ft	9 ft	n/a	Yes



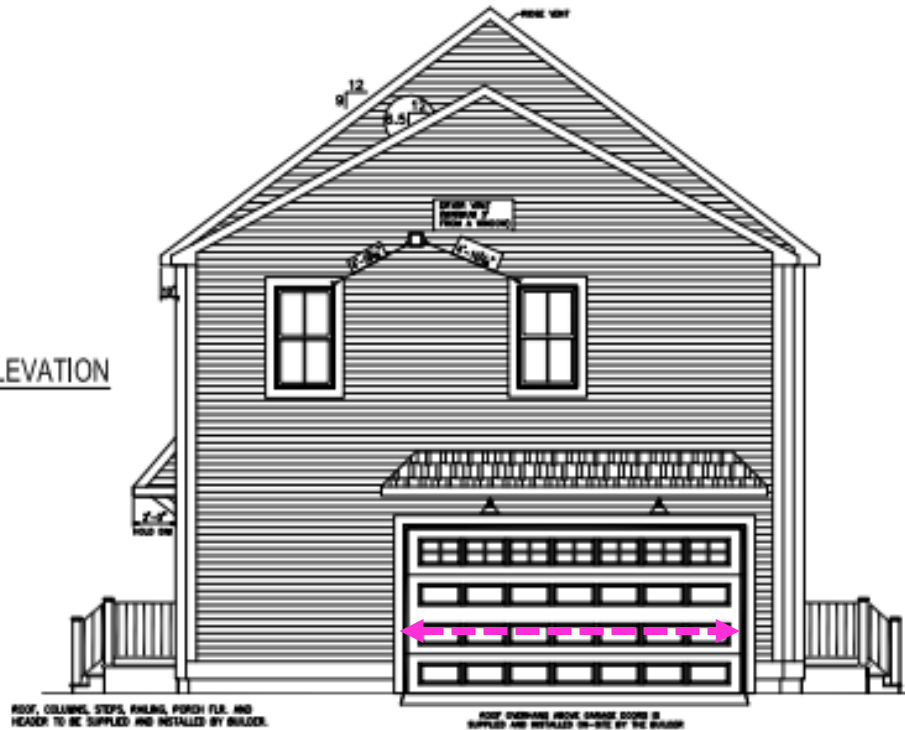
FRONT ELEVATION

# 134 Spiers Road

One-family

Orientation	Door Type	Total Garage Door Width	Front Elevation	Door Width	Garage Width	Compliant
Side	Double	16.12 ft	n/a	<b>16.12 ft</b>	n/a	<b>NO</b>

RIGHT ELEVATION



BUILDER / OWNER SIGNATURES:

# 25 Larkin Road

One-family

Orientation	Door Type	Total Garage Door Width	Front Elevation	Door Width	Garage Width	Compliant
Side	Double	16 ft	20	16 ft	80%	NO





# Looking Ahead

- **Staff will continue to revise draft**
- **Set public hearing date for early 2021**

# Thank You!



Garage in front of house

OK in this example – on roughly 6 acres



No – typically 50' wide – just have snout house 70' back

