



# **Freestanding and Attached Garages outside of the Historic Districts**

Public Meeting  
May 08, 2019



“...appropriate and compatible with the existing house and neighborhood...”

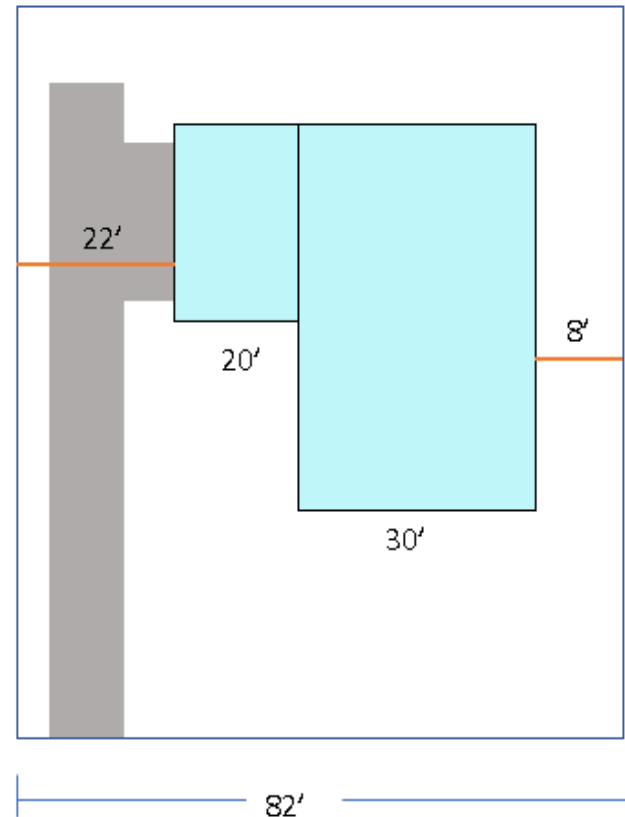
# Current Regulations

- Reduce the dominance of attached garages by incentivizing freestanding garages to the rear of dwelling and requiring attached garages to be side loaded (lots 65' and wider) or set back from the front building wall (lots narrower than 65')



# Implementation Issues

- Many lots cannot add a side loaded garage due to turning radius constraints and issues of topography
- Larger amount of paving is required for side or rear loaded garages
- Many established neighborhoods are characterized by front loaded garages





# Attached Garages: Proposed Changes

- Allow front loaded garages ***only*** if a majority of homes in the contextual blockface are developed with front loaded garages facing the primary front yard.
- Additionally, the front loaded garage must
  - maintain a **setback** from the front building wall (5-8 feet)
  - maintain a setback of 18.5 to 20 feet from the front property line interior edge of sidewalk
  - have a **vehicle opening** no greater than **33%** of dwelling width
  - comply with all **zone setbacks and FAR**
  - Accessed by a permeable driveway
- Create a Special Exception Process
- No change to the current allowance for attached garages facing secondary fronts on corner lots, but apply this allowance to secondary front yards on through lots

# Contextual Block Face



# Proposed Criteria for Special Exceptions

- ***Only*** eligible if **30%** of dwellings in the blockface are developed with front loaded garages facing the primary front.
- Vehicle opening width is not greater than **33%** of dwelling width
- Garage is no closer to the front property line than the front building wall
- Compliance with zone setbacks
- Permeable driveway





# Special Exception

In addition to the specific eligibility criteria the standards for all special exceptions apply (11-1304)

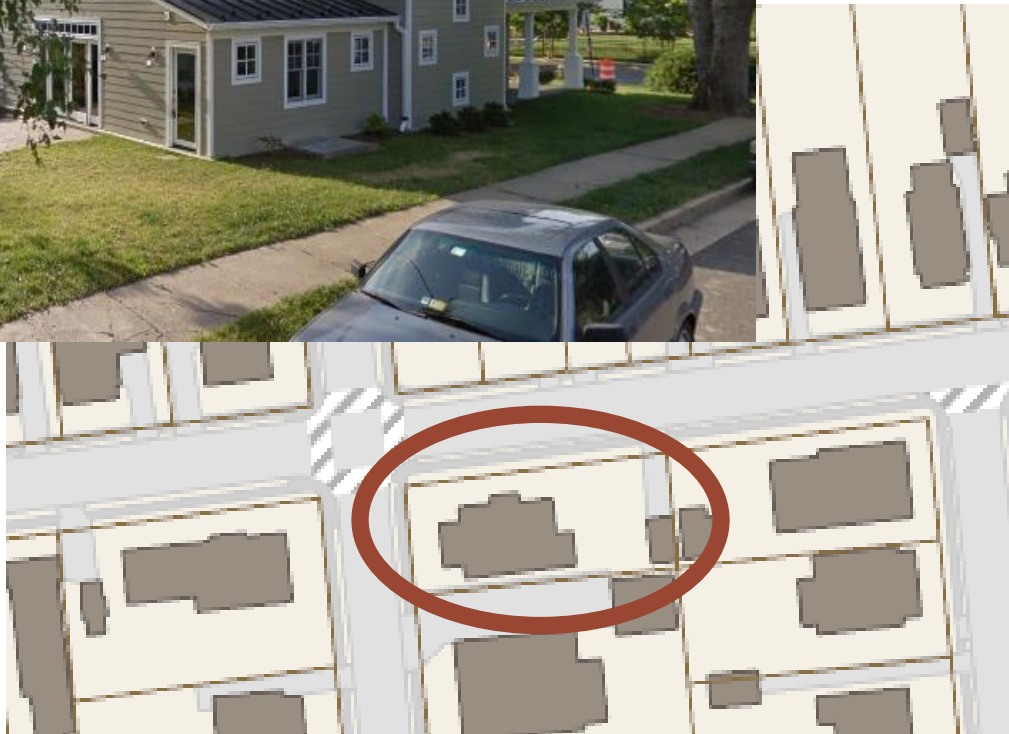
Requests for front loaded garages that do not meet the eligibility criteria for a special exception may request a variance





# Freestanding Garages: Proposed Changes

- Reduce the minimum lot size from 5,000 to 2,500 square feet
- Require architectural feature comply with required 1 to 3 foot setback, currently only building wall must comply with this requirement
- Allow the director to determine an appropriate location behind the lot front building wall when the garage cannot be located completely behind the rear of the building





Planning Commission Hearing  
June 4, 2019

City Council Hearing  
June 25, 2019

# QUESTIONS & COMMENTS