

General Garage principles by Lisle Baker and Pam Wright 11/5/20:

- 1. For as of right garages, the purpose should be to make the garage the lesser feature from the street and from neighboring properties. Below is an extreme example of what we want to avoid:**



321 Lake Ave - Garage pulled forward; 62% of house face is garage doors; single garage door



25 Larken: Garage door is 60% of the house facade; garage pulled forward – almost 80% of house



2. The total garage width can be measured from door jamb to door jamb per the architects, but it should be 40% not 50 % as of right.

255 Cherry – garage is 54% of front façade – eye is drawn to garage doors



Here's one in Ward 3 that is approx. 46% of front façade- still overpowering



3. For the same reason, the garage should be set back from the plane of the main structure by enough distance so that it is a secondary feature.



4. Garage under should be avoided as of right if they involve the creation of retaining walls that expand its visual impact of the site.

34-36 Parsons St Garage door is 75% of the house;



Austin St







5. To avoid appearing massive, each garage bay should have its own door, unless the width is proportionately much less than the main structure of the home.

Don't want this: Cherry St - Garage door is about 38% of house



Garage door is 25% of the facade – this works since the double door is smaller and less of the total width



6. Side facing garages should face away from the nearest neighbor and include windows.



Not this - 9 Wyoming



7. Garages should not be placed in the side or rear setback to minimize impacts on neighboring properties. Five feet is currently allowed for detached garages under 700 square feet; larger structures should meet the regular setbacks

8. Multiple bay detached garages should be sited behind the main home as with most current garages to allow narrow driveways to reach them. While pavement is important to minimize, wide paving in front adversely affects the streetscape and pedestrian travel and should be avoided by avoiding garage placements that require it.

12 Irvington St



9. Where new garages are offered that do not meet these basic limits, such as garages forward of the main house or wider than otherwise allowed, they can be reviewed and approved by special permit, as now provided for garages larger than 3 bays or 700 square ft.

1603 Comm Ave





10. In such special permits, additional criteria may be added to minimize the impact on the public and neighboring properties.

11. If existing garages become nonconforming, they can continue to be used, and if they need expansion, a special permit finding that the extension is not substantially more detrimental to the neighborhood is available, as now for the many nonconformities in our Zoning.

12. In the drafting process, it is important to maintain the long-standing limit of 700 square feet and three bays without a special permit.