

date: 11/3/20

to: Councilor Crossley Chair Newton Zoning & Planning Committee
Barney Hearth- Director of City Planning Department

from: Architects & Building Professionals Zoning Working Group:
Russell Feldman, Jonathan Kantar, Lisa Monahan, Dan Powdermaker, Mark Sangiolo, Steve Siegel, Jay Walter

re: Recommendations for revisions to Section 3.4.4,
the current Garage Ordinance.

This memo formalizes the recommendations described in the slide presentation made to the Zoning & Planning Committee October 26, 2020 and references the 'garage ordinance' described in Sect. 3.4.4 of the current zoning code.

1. Definitions:

Sect. 3.4.4.A.2:

~~Delete Item 2. entirely: "A garage wall is any wall enclosing a garage including including the wall containing the garage entrance"~~

Add Item 2: "The width of a garage door shall be defined as the dimension between the door jambs measured on the exterior. The maximum width of a single bay door" door shall be 9 ft. The maximum width of a double bay garage door shall be 16 ft.

Explanation: We recommend that garages be measured by their door width relative to the front elevation on front facing garages. This method measures more directly the impact of garages of facades.

2. Living space over garages:

Sect. 3.4.4.C.

~~Delete item C entirely: "When more than one garage is provided as part of a building and they are placed side-by-side, there shall be living area connected by a shared wall above both garages"~~

Explanation: There are conditions that warrant 1 or 1 1/2 story garages that should be allowed by-right. Examples are included in our slide presentation. The language of this section is ambiguous and the intent unclear.

3. Garage Dimensions

Sect. 3.4.4.E.1.:

~~Delete the following from item 1.: "The length of a garage wall facing a street may be up to 40% of the total length of the building parallel to the street, inclusive of the garage wall, or 12 ft. whichever is greater."~~

Add to Item 1.: The sum of the length of all garage doors facing a street may be no more 50% of the total width of the building facing to the street,

Explanation: limiting the length of the garage doors relative to the width of the house is simpler and more direct. For the purposes of this section, the total width of the building shall include all building components that are within twenty feet of the front façade.

Section 3.4.4.E.2:

Delete: On corner lots, ~~only one street-facing garage wall must meet the standards above~~

Insert: Only garages facing the street that the front door faces are subject to the standards above

Explanation: Garages facing the secondary street on a corner lot should not have to comply with these standards

5. Exemptions:

Sect. 3.4.4.F:

Delete the entire item F. ~~Exceptions~~

Explanation: ISD should not be put in the position of having to parse conditions to allow the exceptions. Where exceptions are to be allowed they should be by Special Permit.

6. Front Facing Garage Locations:

Set. 3.4.4.:

Insert a new item F:

“Front Facing Garage Locations.

- a. A front facing garage is any attached garage with its doors facing the street.
- b. All garages shall be set back from the house with the following exceptions:
 1. A 1 or 1 1/2 story garage may project forward from the house a maximum of (TBD) ft.
 2. A garage may align with the face of the building if the building includes a front facing porch, open or enclosed front entry or recessed entry. (the minimum dimensions of the components should be clarified).
 3. A garage set below the natural grade at the front lot-line may align with the building face of the building if it includes a building component such as a bay, cantilevered floor or roof eave immediately above the garage doors (again define minimums for components). A down-under garage may project forward of the the front of the building if it is a 1 or 1/2 stories.
- c. A front facing garage, attached or detached, located 70 ft. from the front lot line is exempt from the provisions of this subsection F.