



# Garage Ordinance

11.05.20 – ZAP Committee



# Agenda

- **Garage Ordinance Goals**
- **Priorities:**
  - **Width**
  - **Placement**
  - **Mitigating Elements**
- **Looking ahead**



# Main Goals

- **Limit the visual impact and dominance of garages in the public realm**
- **Promote walkability and public safety**
- **Align with climate and sustainability goals**



# Garage Width

# Recent Development



# Garage Width

- **Deferred ordinance – 40% of total Front Elevation (wall to wall)**
- **Last proposed – 50% of total Front Elevation (wall to wall)**
- **Building professionals' proposal – 50% of total Front Elevation (doors only)**



Measured by doors alone  
(jamb to jamb)

- 36% of total facade



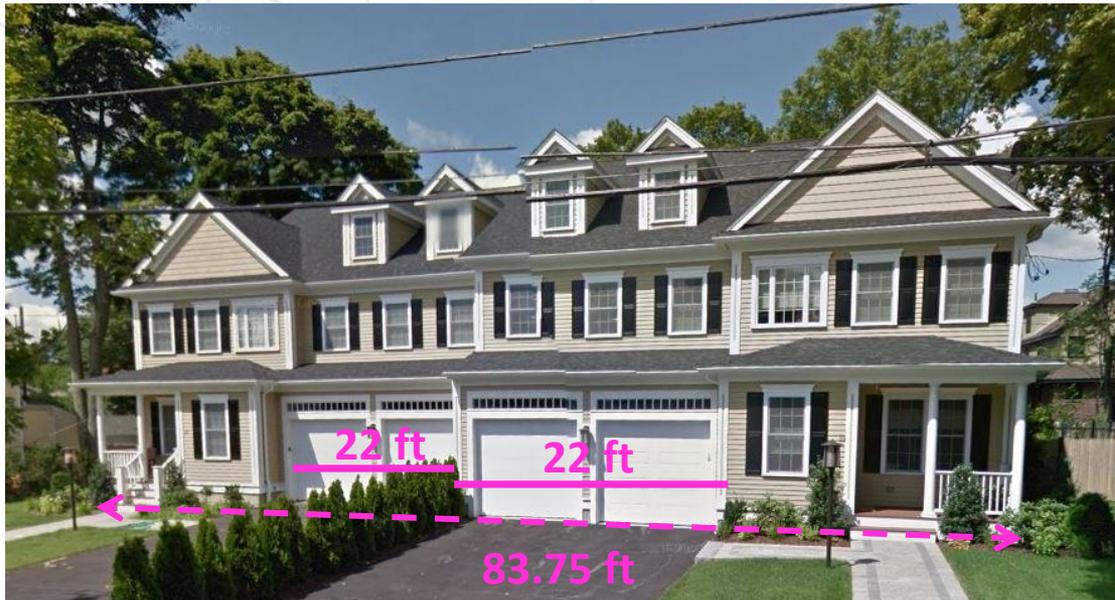
Measured by total garage  
(wall to wall)

- 41% of total facade



Measured by doors alone  
(jamb to jamb)

- 43% of total facade



Measured by total garage  
(wall to wall)

- 53% of total facade

# Garage Width

Zoning	Existing Conditions	Standards	Min. Lot Frontage for Max. Garage @ 40%		Min. Lot Frontage for Max. Garage @ 50%	
District	Existing Lot Frontage (width)	Side Setbacks (total)	Two 9 ft Garage Doors	One 16 ft Garage Door	Two 9 ft Garage Doors	One 16 ft Garage Door
SR1	25% conforming - 148 ft 50% conforming - 110 ft 75% conforming - 88 ft	Old Lot - 25 ft New Lot - 40 ft	Old Lot - 70 ft New Lot - 85 ft  ≈75% of lots	Old Lot - 65 ft New Lot - 80 ft  ≈80% of lots	Old Lot - 61 ft New Lot - 76 ft  ≈85% of lots	Old Lot - 57 ft New Lot - 72 ft  ≈85% of lots
SR2	25% conforming - 105 ft 50% conforming - 86 ft 75% conforming - 70 ft	Old Lot - 15 ft New Lot - 30 ft	Old Lot - 60 ft New Lot - 75 ft  ≈70% of lots	Old Lot - 55 ft New Lot - 70 ft  ≈75% of lots	Old Lot - 51 ft New Lot - 66 ft  ≈80% of lots	Old Lot - 47 ft New Lot - 62 ft  ≈85% of lots
SR3	25% conforming - 86 ft 50% conforming - 72 ft 75% conforming - 60 ft	Old Lot - 15 ft New Lot - 20 ft	Old Lot - 60 ft New Lot - 65 ft  ≈65% of Lots	Old Lot - 55 ft New Lot - 60 ft  ≈70% of Lots	Old Lot - 51 ft New Lot - 56 ft  ≈75% of lots	Old Lot - 47 ft New Lot - 52 ft  ≈80% of lots
MR1	25% conforming - 85 ft 50% conforming - 65 ft 75% conforming - 50 ft	Old Lot - 15 ft New Lot - 20 ft	Old Lot - 60 ft New Lot - 65 ft  ≈50% of lots	Old Lot - 55 ft New Lot - 60 ft  ≈60% of Lots	Old Lot - 51 ft New Lot - 56 ft  ≈65% of lots	Old Lot - 47 ft New Lot - 52 ft  ≈75% of lots
MR2	25% conforming - 75 ft 50% conforming - 60 ft 75% conforming - 45 ft	Old Lot - 15 ft New Lot - 20 ft	Old Lot - 60 ft New Lot - 65 ft  ≈35% of lots	Old Lot - 55 ft New Lot - 60 ft  ≈50% of Lots	Old Lot - 51 ft New Lot - 56 ft  ≈55% of lots	Old Lot - 47 ft New Lot - 52 ft  ≈60% of lots
MR3	25% conforming - 84 ft 50% conforming - 65 ft 75% conforming - 40 ft	Old Lot - 15 ft New Lot - 15 ft	Old Lot - 60 ft New Lot - 60 ft  ≈55% of lots	Old Lot - 55 ft New Lot - 55 ft  ≈55% of Lots	Old Lot - 51 ft New Lot - 51 ft  ≈60% of lots	Old Lot - 47 ft New Lot - 47 ft  ≈65% of lots

\*Most of Newton's residential lots are considered Old Lots

# Questions

- **Do you agree that measuring from the doors is a simpler way to regulate overall garage width?**
- **Should we adjust the percentage for the maximum width if measure from garage doors**
- **Should we create additional guidelines for attached garages for two-unit structures in order to prevent multiple two-car Front Facing garages?**



# **Door Width: Front-facing Garages**

# Door Width for Front-facing Garages



# Door Width for Front-facing Garages

- **Deferred ordinance – not addressed**
- **Last proposed – Does not allow for double doors, individual bays restricted to 9' wide**
- **Building professionals' proposal – Allow double garage doors up to 16' wide; up to three 9' wide, single-bay garage doors**

# Door Width – 16-foot Double Bay



# Questions

- **Should we allow double-wide doors for Front Facing Garages if the width is capped at 16 feet?**



# Front Elevation

# Front Elevation



# Front Elevation



# Front Elevation

**Option 1: Measure from the widest point of the building, including everything facing forward on the front façade**



# Front Elevation

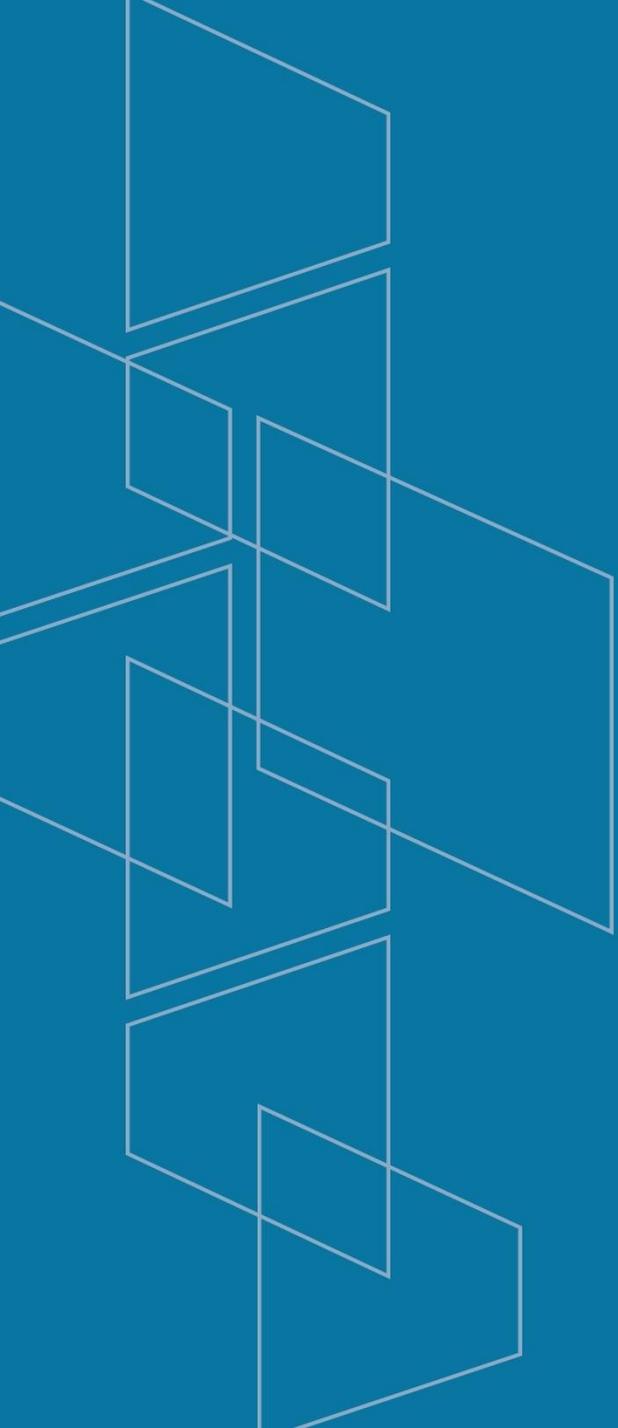
**Option 2: Measure the widest point of the building within a certain range**





# Questions

- **Should the front elevation measurement be limited to those building elements closest to the front of the house?**



# Placement

# Front-facing Garage Placement



# Front-facing Garage Placement

## Option 1: Reduce required setback



# Front-facing Garage Placement

**Option 2: Require setback if the garage has room for two or more cars, but allow it to be flush with Front Elevation if only one car**



# Side-facing Garages



- Allowed in front of the main elevation change from latest draft
- Minimum of 20% fenestration only required for Side-facing garages forward of the main elevation

# Questions

- **Should we require Front-Facing garages to be set back from the main building facade? If so, what should that minimum setback be?**
- **Should we differentiate between a single car garage and two or more car garages?**

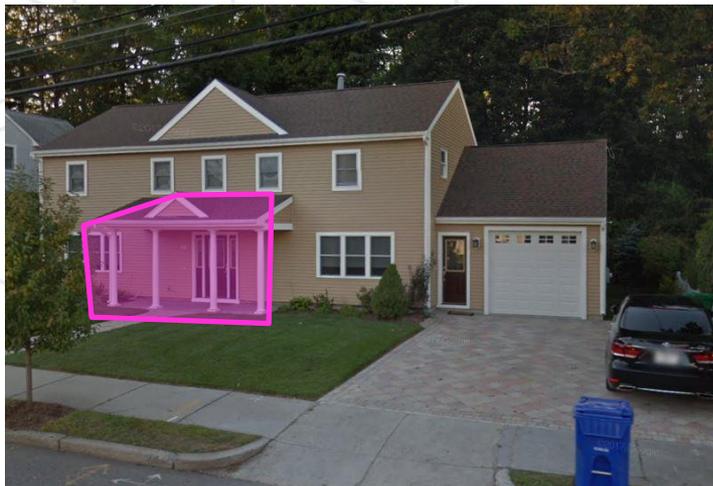
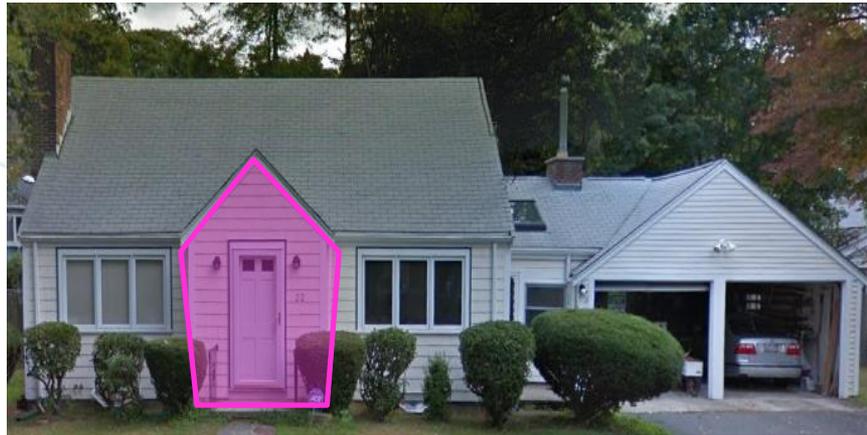


# Mitigating Elements

# Porches & Architectural Features



# Porches & Architectural Features



# Questions

- **Should we create standards that would allow Porches & other architectural articulation to serve as mitigating elements for Front Facing garages to align with a main building face by right?**
- **If not, should it be allowed by Special Permit?**

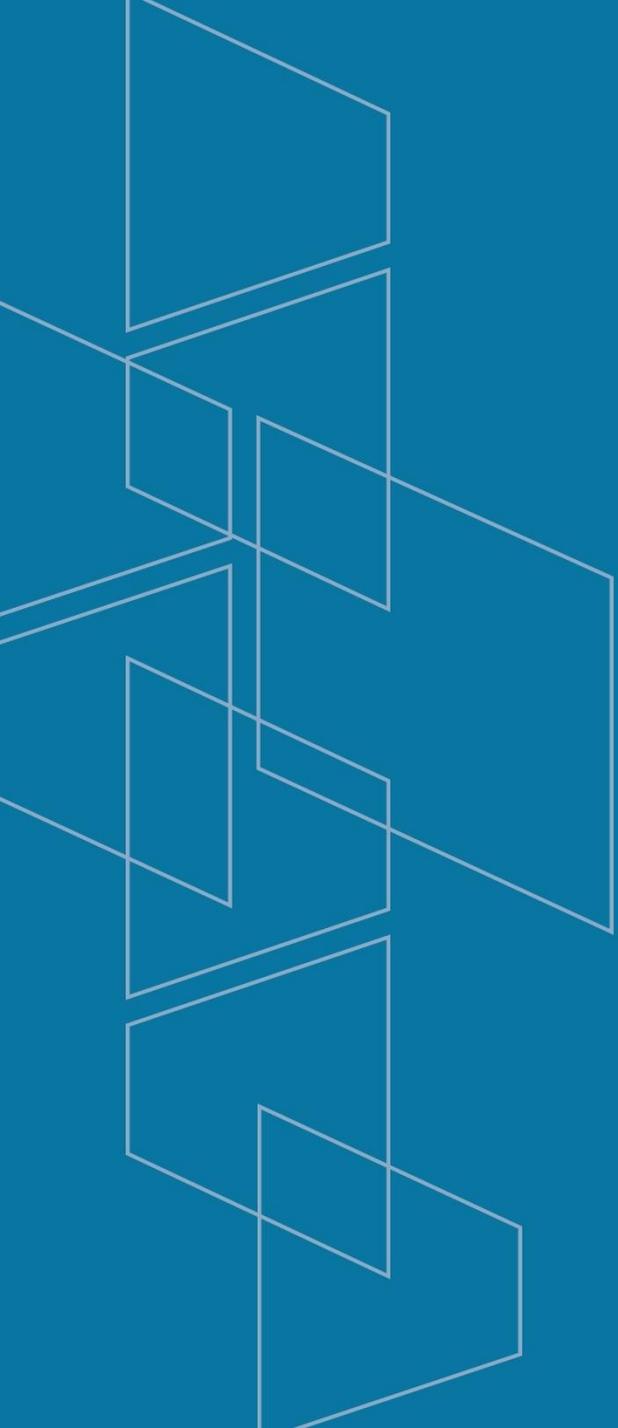


# Exemptions

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- **Garages more than 70 ft from the Front Lot Line would be exempt in all districts**





# Looking Ahead



# Looking Ahead

- **11/23 – Revised Draft Text for Garage Ordinance**
- **December- Present Final Garage Ordinance text**
- **Public hearing in 2021**

# Thank You!

