



Editing – Garage Design Standards, Driveway Access & Parking Req.

Article 3 – Residence Districts

09.14.20 – ZAP Committee



Agenda

- **Part I: Garage Design Standards / Driveway Access**
 - **Recap**
 - **Updates**
 - **Guiding Questions**
- **Part II: Parking Requirements**
 - **Recap**
 - **Guiding Questions**



Part I:
Garage Design Standards
/ Driveway Access

Recap – Past Meetings

- **Established ordinance goals and objectives (ZAP – 4/27)**
- **Reviewed revised zoning language and case studies that achieved the above (ZAP 5/19)**

Recap - Areas of Consensus

- **Limit the visual impact and dominance**



Recap - Areas of Consensus

- **Promote walkability and enhance public safety**



- **Area dedicated to CARS**



- **Area dedicated to PEOPLE**

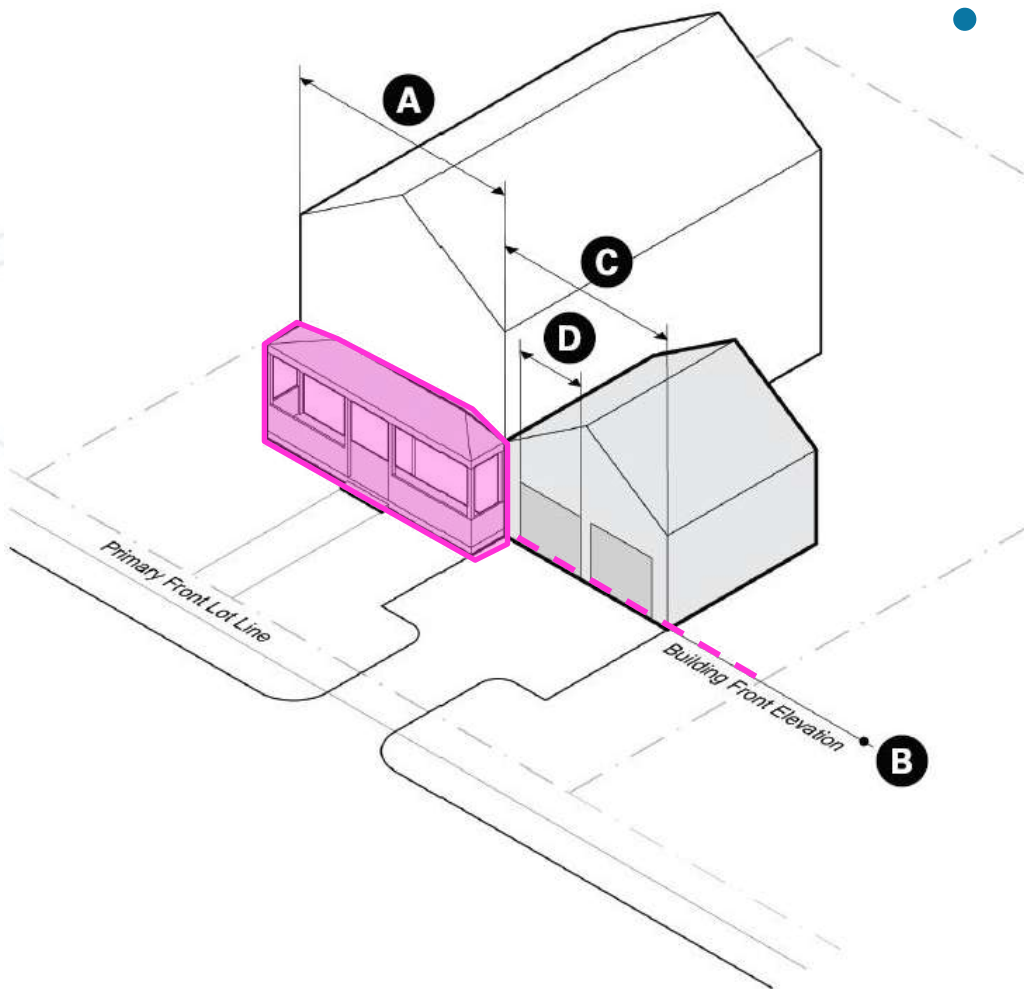
Recap - Areas of Consensus

- **Promote goals within the Climate Action Plan**

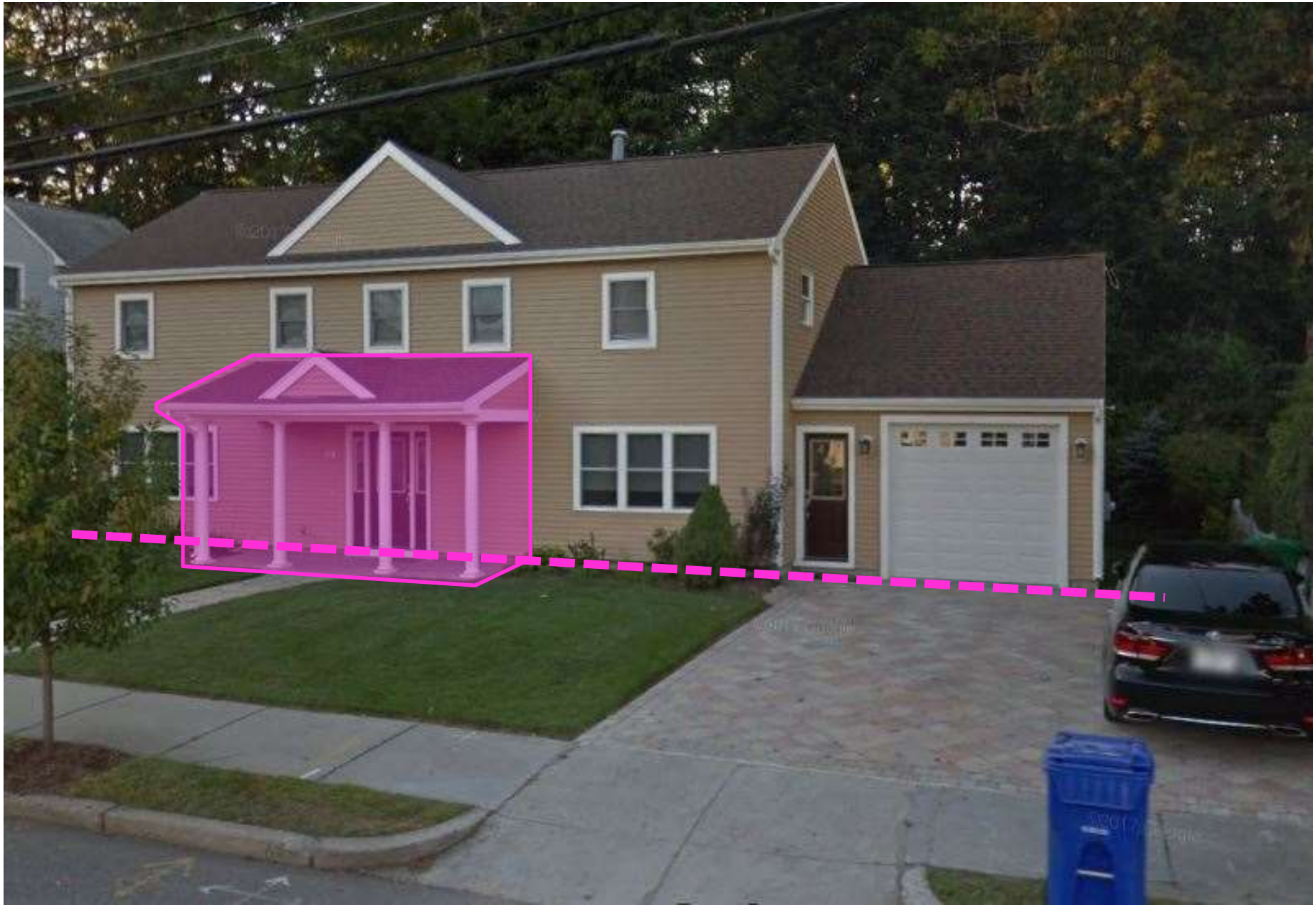


Updates

- **Front Facing Garage can align with the Front Elevation with a Front Porch (Sec. 3.4.1.D.1.a)**



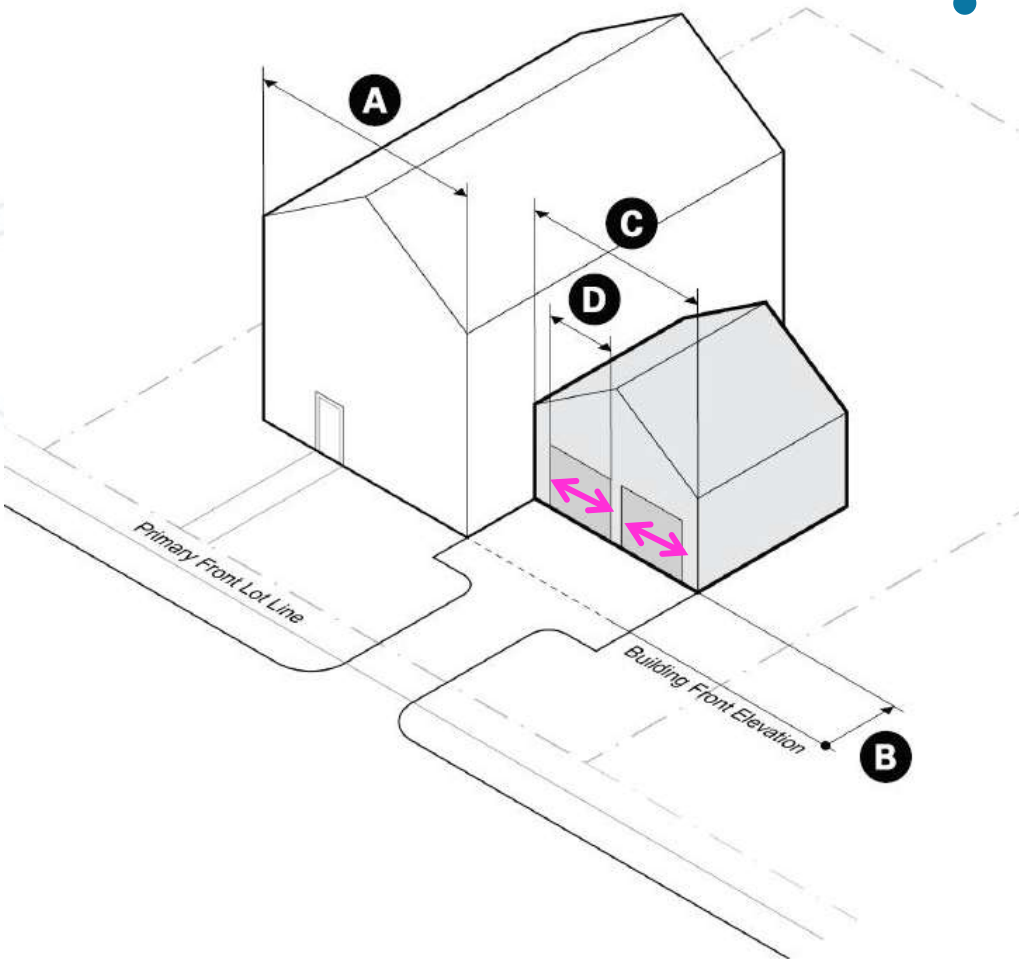
Note: Typically a Front Facing garage needs to be setback 8 ft from the Front Elevation (Sec. 3.4.1.D.1





Updates

- **Two car Front Facing Garages require individual doors, each can have a maximum width of 9 ft (108") (Sec. 3.4.1.D.2)**



*Note – A GMC Yukon XL SUV is 80.5" wide

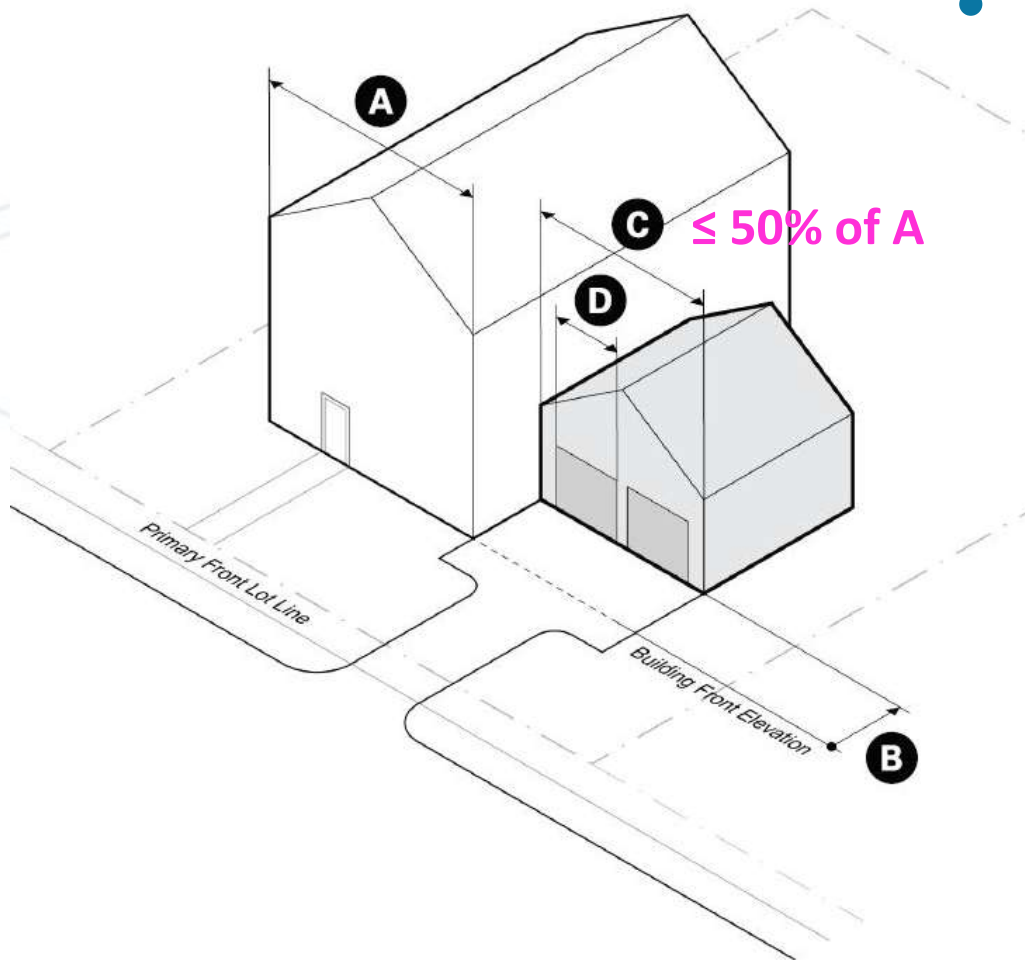
One Door

VS

Two Doors

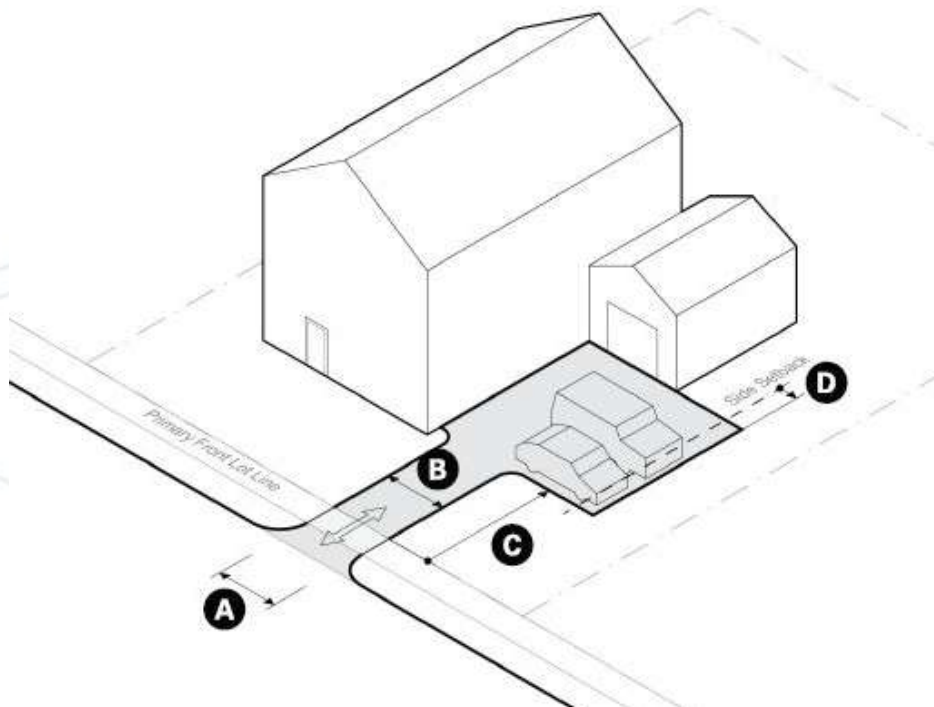


Updates



- **A Front Facing Garage width (C) can be a maximum of 50% of the Front Elevation (A) for all residential buildings (Sec. 3.4.1.D.4)**

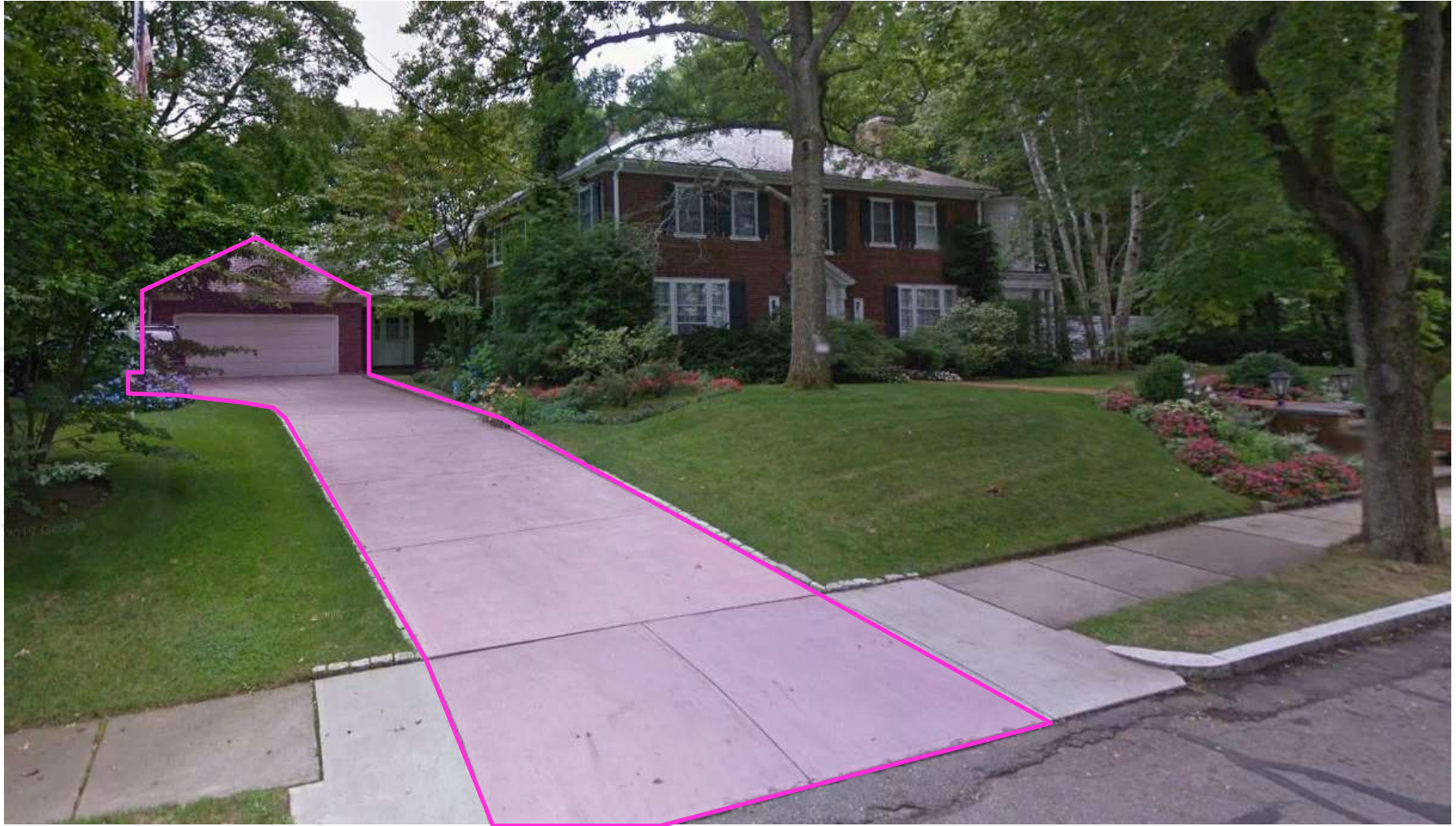
Updates



- **The maximum width of a driveway is set from the property line and maintained a certain distance into property based on the district (C) (Sec. 3.7.1.E.5)**

District	Minimum Distance into Property (C)
R1, R2	10 ft
R3, R4, N	5 ft

*Note – This applies to new development



***Note – This applies to new development**



***Note – This applies to new development**

Questions

- **Does the proposed ordinance offer enough controlled flexibility to allow for a variety of garage configurations for Newtons varied lots?**



Questions

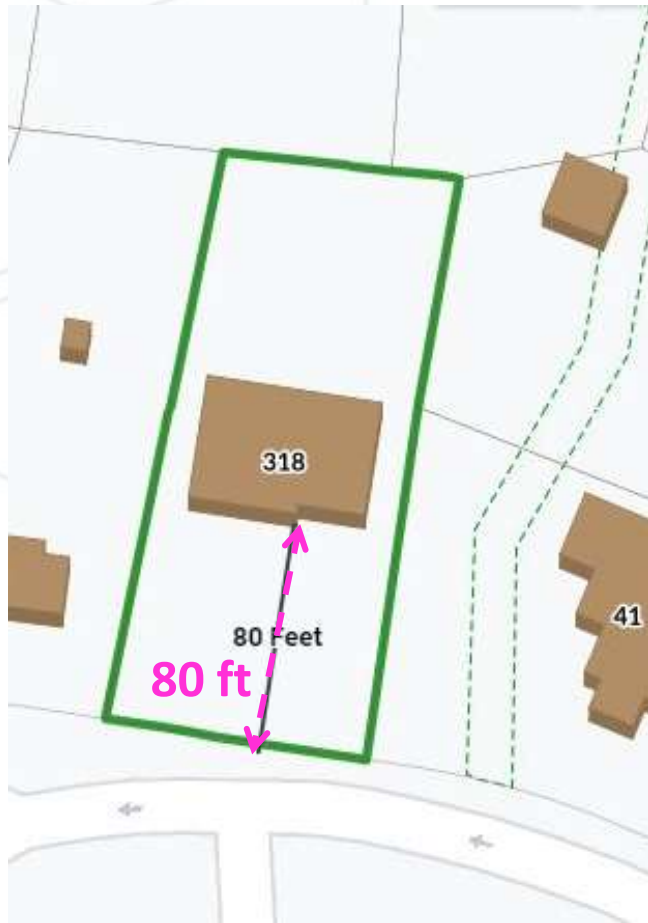


- Do you agree with how the draft limits the visual impact of garages?



Questions

- **Should garages in R1 setback more than 70 ft from the Front Lot Line be exempt?**



Questions

- **Should driveways be allowed in the side setback with a minimum 3 ft buffer from the lot line?**



Questions

- **Should a second curb cut always require a Special Permit?**



Questions

- **Do you agree that limiting the width of a curb cut and driveway (at lot line) reduces the visual impact and increases safety for pedestrians?**



VS



Summary - Garages

Current Ordinance

- **Max. 3-cars / 700 sf**
- **Detached garage is an accessory building**
- **No restriction on placement besides setbacks**

Proposed Ordinance

- **Max. 3-cars / 700 sf**
- **Detached garage is an accessory building**
- **Garages can be up to 50% of the Front Elevation and setback**
- **A garage can only be in front of the main building if it is side facing**

Summary - Driveways

Current Ordinance

- **Entry/exit must be a minimum of 12 ft and can be maximum of 20 ft**

Proposed Ordinance

- **Entry/exit can be a maximum of 10 ft (8-units or less) or 20 ft (9-units or more)**
- **Maximum width at lot line**
- **No parking stalls allowed between Front Elevation and lot line**
- **Driveway can be within the side setback (3' buffer req.)**
- **Single-family can have one curb cut (max.)**

Thank You!

