



Garage Ordinance (#448-20)

2.08.21 – ZAP Committee

Agenda

- **Corner Lots**
- **70-foot exemption**
- **References to automobiles**



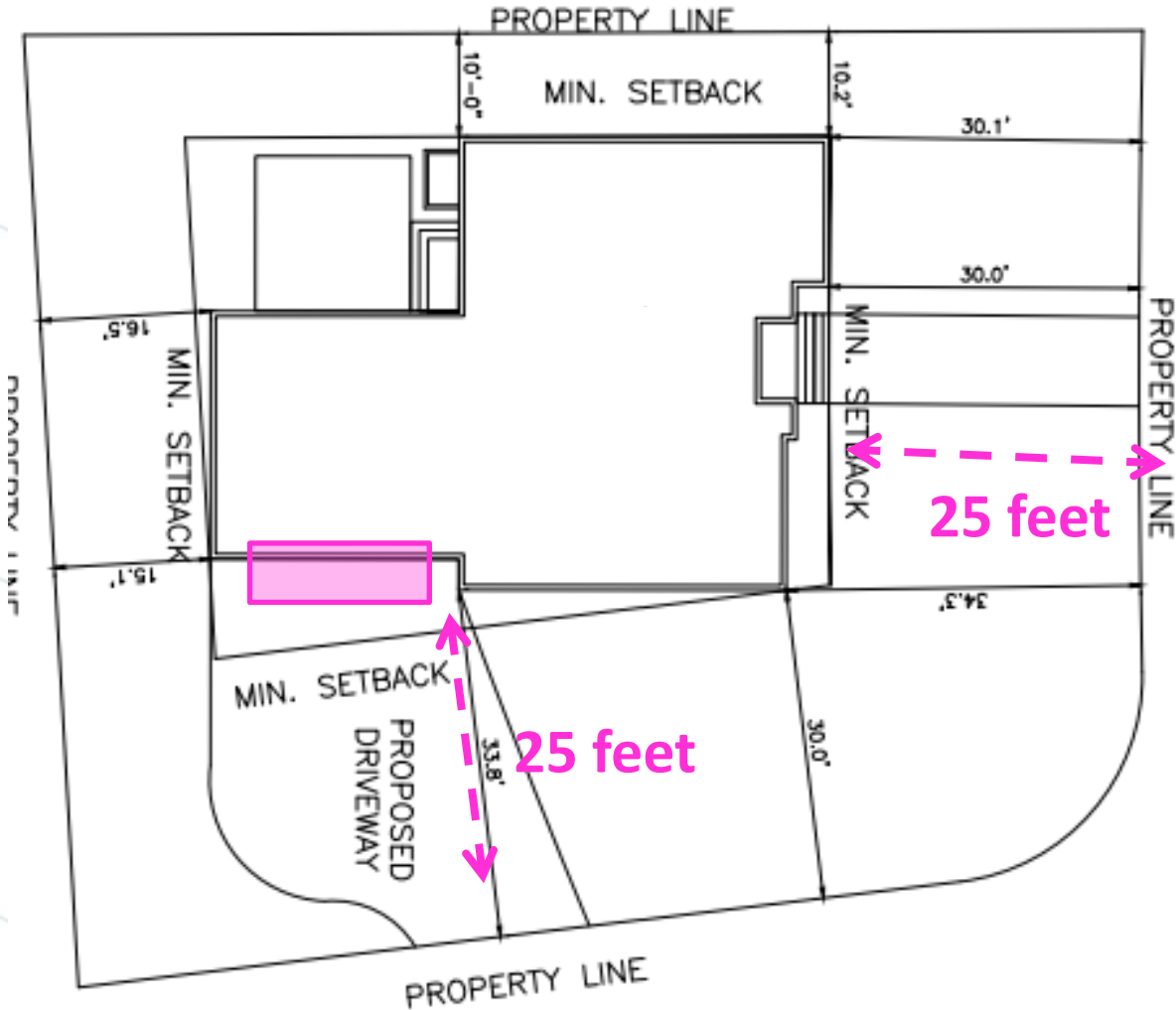
Corner Lots

Current Ordinance

- **Corner lots are subject to two front yard setbacks**
- **Detached garages on corner lots facing secondary front lot line are subject to the front yard setback, rather than the 5-foot side yard setback for accessory buildings**
- **Regulation is the same whether they are located on the Primary Front Lot Line or the secondary front lot line**

Current Ordinance

Lexington Street



Roberta Road

Proposed Ordinance

- **Garages on corner lots facing the Primary Front Lot Line would be subject to Front Facing Garage standards**
- **Garages on corner lots facing the secondary front lot line would be considered Side Facing Garages that need to adhere to door width requirements, but not Front Elevation percentages**

Proposed Ordinance

- **Elevation facing the secondary street is often narrower than primary elevation, making it difficult to meet the width percentage restrictions for Front Facing Garages**
- **Garages on secondary streets are unlikely to be forward of the house given the restrictive setbacks**

724 Commonwealth Ave

Orientation	Door Type	Total Garage Door Width	Door Width	Compliant
Side	Single	18 ft	9 ft	Yes



460 Dedham St

Orientation	Door Type	Total Garage Door Width	Door Width	Compliant
Side	Single	18 ft	9 ft	Yes



6 Surrey Road

Orientation	Door Type	Total Garage Door Width	Door Width	Compliant
Side	Single	18 ft	9 ft	Yes



6 Clifton Road

Orientation	Door Type	Total Garage Door Width	Door Width	Compliant
Side	Single & Double	27 ft	9 ft, 18 ft	No



Two Garages on a Lot

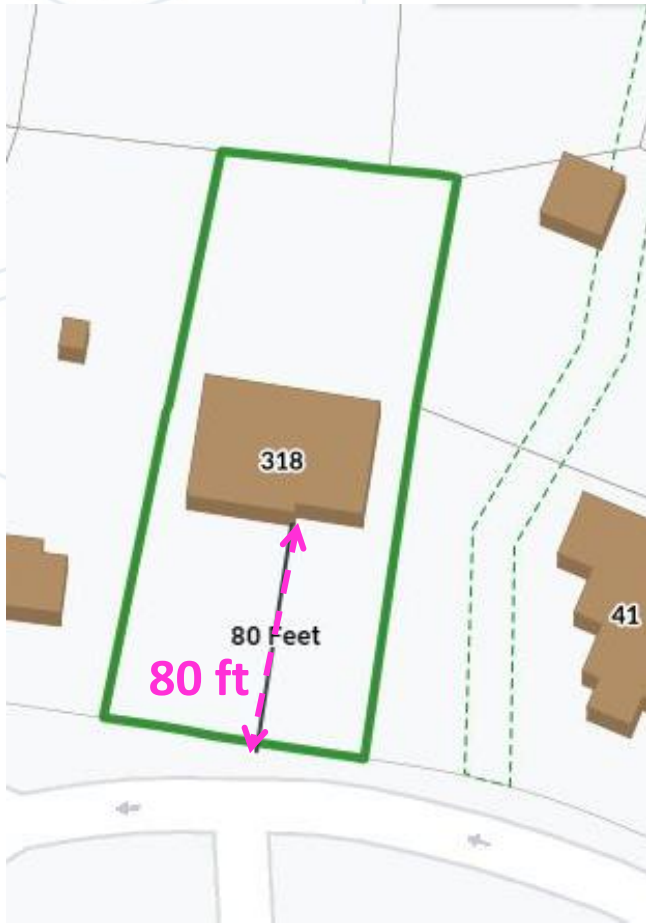
- **Setbacks would make it difficult to have a garage on each street a corner lot fronts**
- **Impact would be minimized by the break in massing from one garage being attached and the other detached**
- **Two-units would be further restricted to 2 automobiles and 500 sq ft maximum per unit**



70-foot exemption

Sec. 3.4.4.G.1 Exemption

- Garages more than 70 ft from the Front Lot Line would be exempt from Front & Side Facing standards



Sec. 3.4.4.G.1 Exemption

- Exempt garages would still be limited to a maximum of 3 automobiles and 700 square feet by right
- Visual impact at 70+ feet back is likely to be minimal
- Staff recommend keeping this exemption, but it could be removed without significant negative impact



References to Automobiles

References to Automobiles

- **Evaluated whether references to automobiles could be removed to define a garage based on the mass rather than the interior use**
- **Basing definition on a range of door widths introduced problems for French doors, sliding doors, etc.**

References to Automobiles

- **Staff are recommending retaining automobile references to avoid unintended consequences**
- **Structures designed for other uses would be held to less strict standards than garages**
- **Nothing in garage definition would prevent a change in interior use**

Recommendations

- **If adopted, set effective date of no earlier than April 1, 2021**

Thank You!

