



Garage Ordinance

March 18, 2021

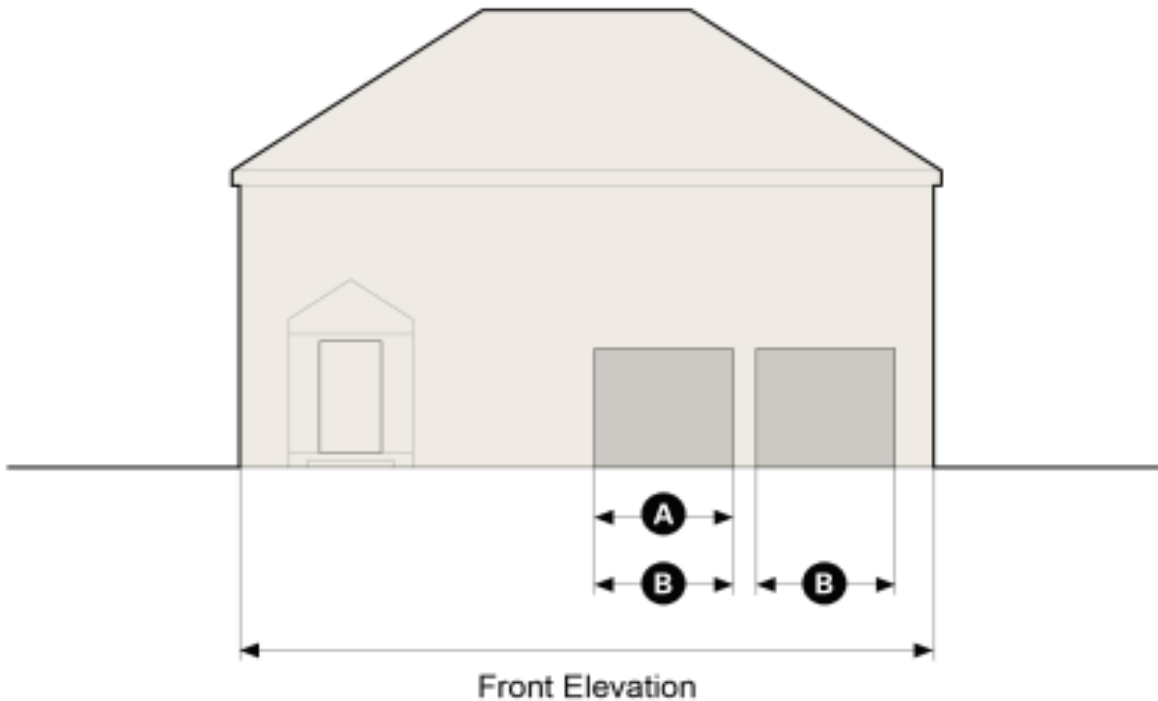


Ordinance Regulations

Garage Width

- **Regulate the width of Front Facing Garages, relative to the total width of the structure**
- **Only applies to Front Facing Garages**
- **Measured as the sum of the widths of all Front Facing Garage Doors**

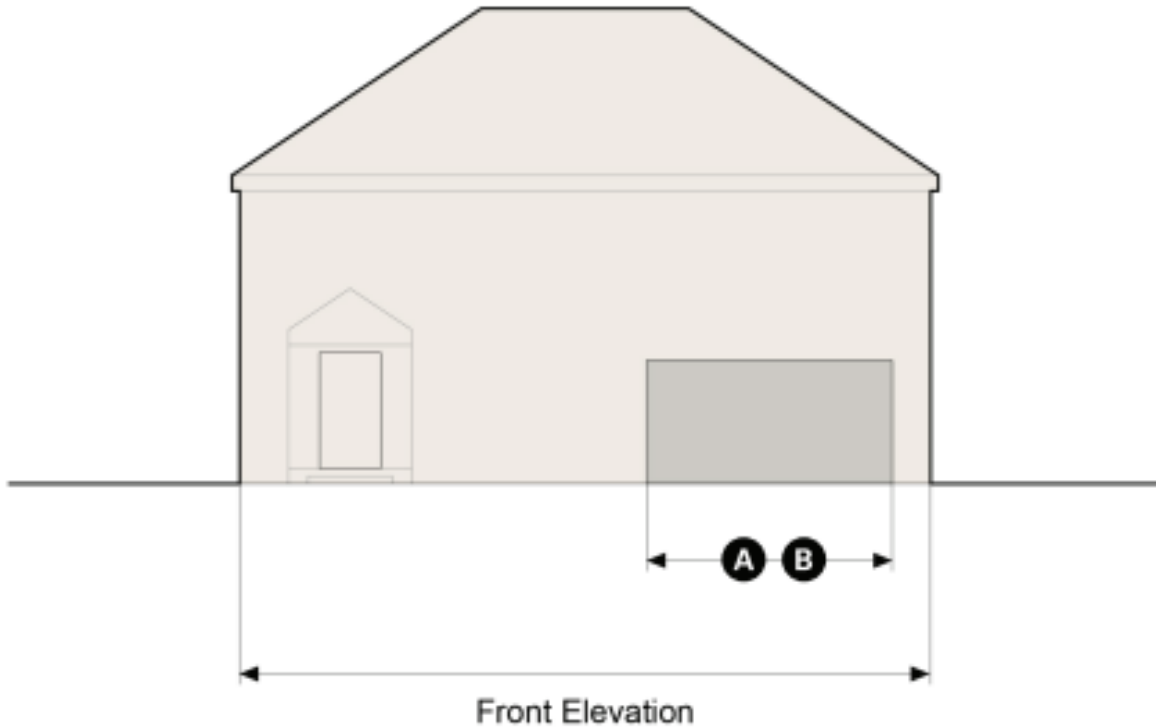
Garage/Door Width - Single Door(s)



- **Front Facing Garages limited to 45% of the total Front Elevation**
- **Single Garage Doors may be up to 9 feet**

Front-Facing Garage - Single Garage Doors	min	max
A Width of an Individual Single Garage Door		9 ft
B Sum of Width of Single Garage Door(s)		45% of Front Elevation

Garage/Door Width - Double Door(s)



- **Front Facing Garages limited 40% of total Front Elevation**
- **Double Garage Doors may be up to 16 feet wide**
- **A Garage with a double door and a single door must comply with the Double Door %**

Front-Facing Garage - Double Garage Door	min	max
A Width of an Individual Double Garage Door		16 ft
B Sum of Width of Double Garage Door		40% of Front Elevation

Garage Width

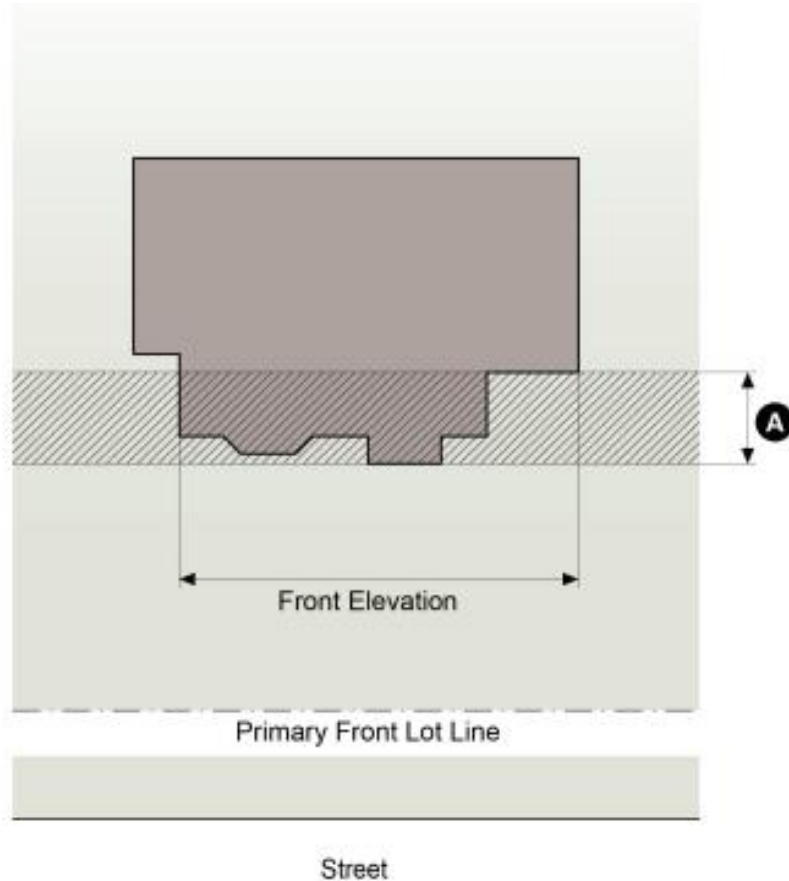


38% of Front Elevation



50% of Front Elevation

Front Elevation



- Total width of the building
- Any part of the Front Elevation set back more than 10 feet from the frontmost exterior wall would be excluded from the total calculation

Front Elevation	min	max
Ⓐ Depth from frontmost exterior wall		10 ft

Garage Size

One-Unit

- **Allowed up to 2 garages, one attached and one detached, by right**
- **Limit of 700 square feet in total ground floor area and provision for up to 3 cars remains the same**
- **Can apply for a Special Permit to exceed size or number of cars**

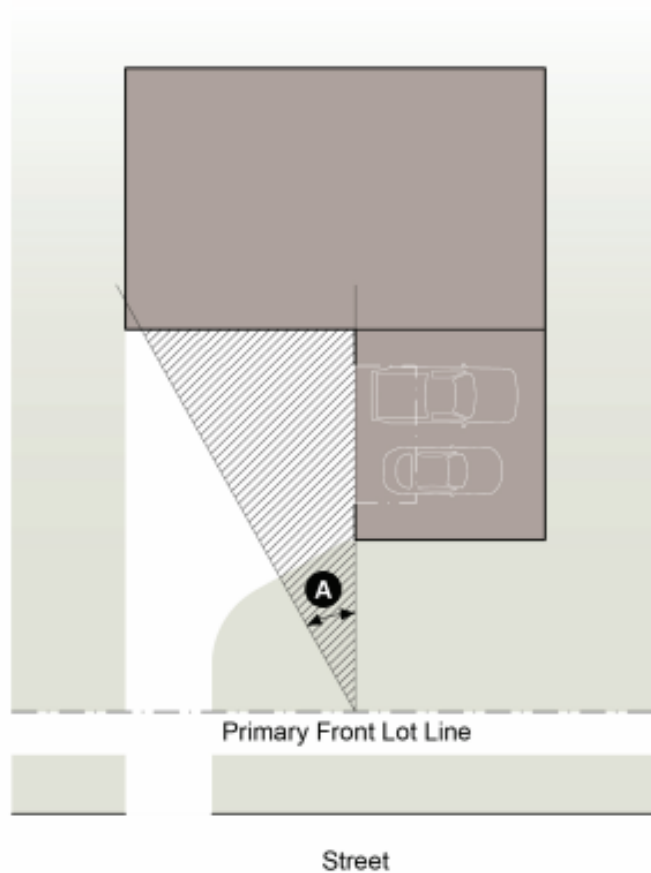
Two-Units

- **A maximum Garage footprint of 500 square feet per unit**
- **Limits each Garage for two-unit buildings to 2 automobiles each**
- **No ability to exceed by Special Permit**

Placement - Front Facing Garages

- **Ordinance does not directly dictate placement of Front Facing Garages**
- **Garage width regulation and the definition of Front Elevation prevent garages from projecting more than 10 ft in front of the house**
- **Can apply for a Special Permit to project further forward**

Placement - Side Facing Garages



- Side Facing Garages are not limited in how far forward they project.
- When they are forward of the main elevation of a house 10% fenestration is required on the garage wall facing the street

Side-Facing Garage Door Location	min	max
A Angle allowed within (angle from Primary Front Lot Line)	60 degrees	90 degrees

Placement - Side Facing Garages

- Garage wall = 222 sf
- Fenestrations = 28 sf

Example forward of the house



13% Fenestration

Placement - Detached Garages/Accessory Buildings



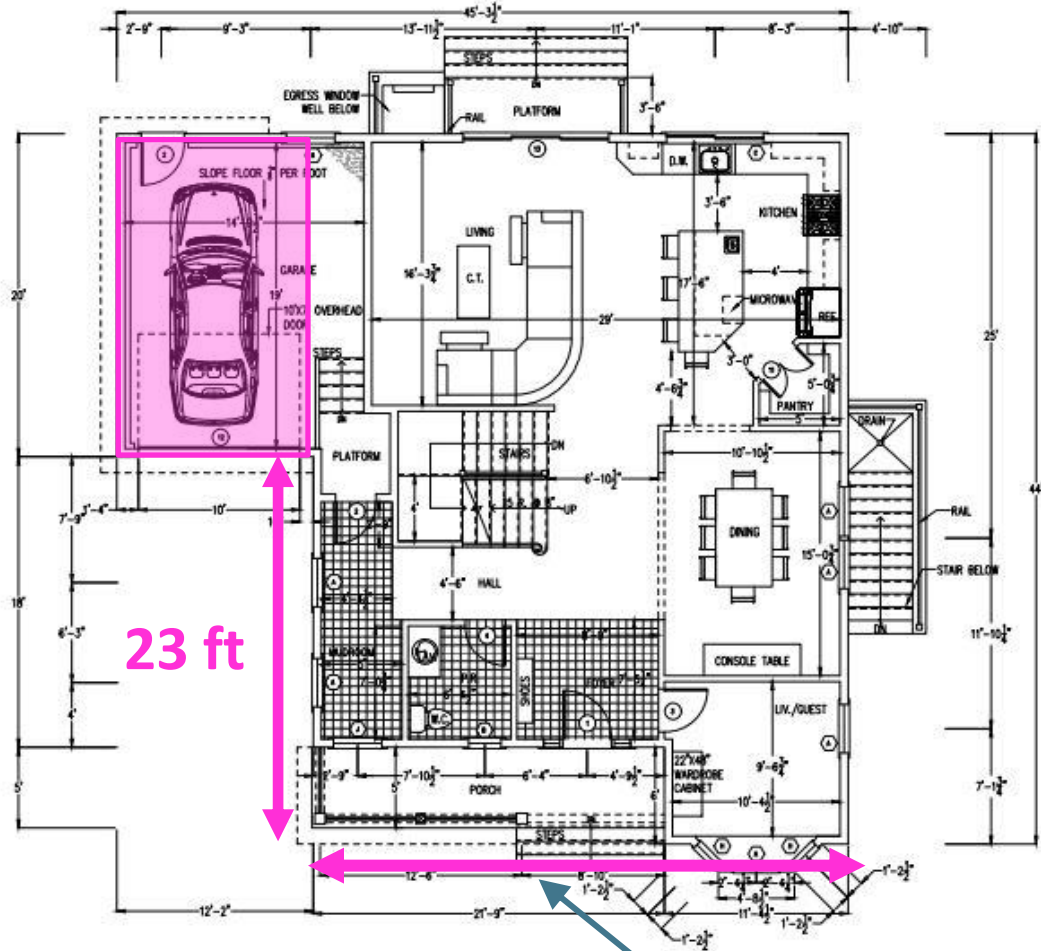
- A minimum 5-foot separation between all accessory buildings and other buildings
- Measured from any point on principal building to any point on accessory building.

Exemptions

- **Garages located on Rear Lots are exempt from the standards for Front and Side Facing Garages**
- **A Front Facing Garage set back more than 10 feet from the Front Elevation is exempt from the standards for Front Facing Garages**

Exemptions - Example

First Floor Plan



Front Elevation
Exempt from Front Elevation calculation (Sec. 3.4.4.G.1)

Front Elevation



Door Width
Exempt from 9 ft max. Single Door Width (Sec. 3.4.4.G.1)

Special Permits

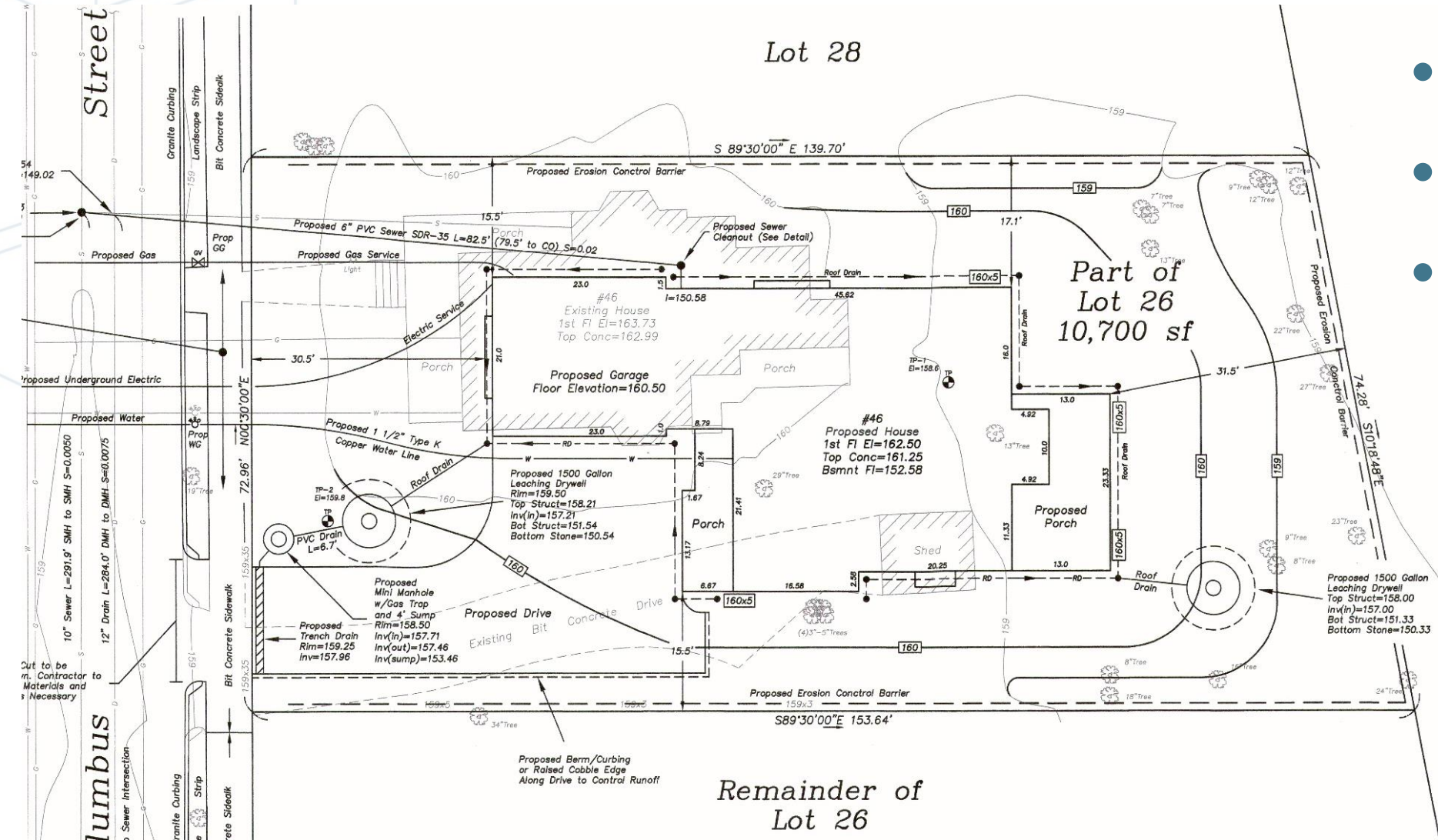
- **Residential buildings with one unit only may get a special permit for a garage with provision for more than 3 automobiles, or a garage of more than 700 square feet in area, or more than 2 garages.**
- **By Special Permit, the Front Elevation may include portions of the exterior wall that are more than 10 feet behind the frontmost exterior wall (allows for front facing garage to project further than 10 forward of house)**



Case Studies

46 Columbus St - Permit # 20090034

- Single-family
- Side-facing
- Forward of the Front Elevation

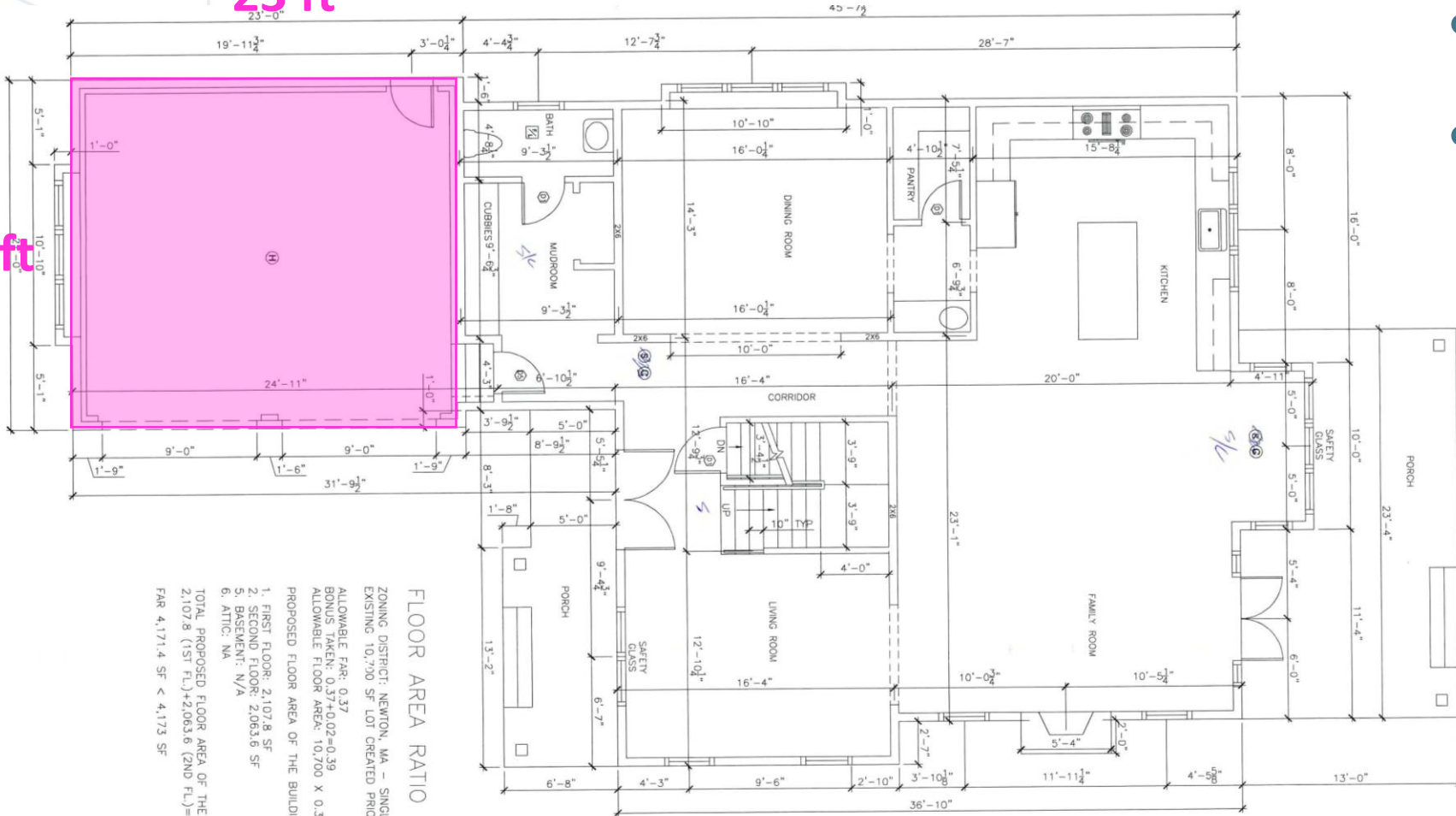


Remainder of Lot 26

46 Columbus St - Size

23 ft

21 ft



- Two-cars
- 483 sf

FLOOR AREA RATIO ()
 ZONING DISTRICT: NEWTON, MA - SINGLE EXISTING 10,790 SF LOT CREATED PRIOR
 ALLOWABLE FAR: 0.37
 BONUS TAKEN: 0.37+0.02=0.39
 ALLOWABLE FLOOR AREA: 10,700 X 0.39=
 PROPOSED FLOOR AREA OF THE BUILDING
 1. FIRST FLOOR: 2,107.8 SF
 2. SECOND FLOOR: 2,063.6 SF
 5. BASEMENT: N/A
 6. ATTIC: NA
 TOTAL PROPOSED FLOOR AREA OF THE B 2,107.8 (1ST FL.)+2,063.6 (2ND FL.)=4,171.4 SF < 4,173 SF

First Floor Plan

46 Columbus St - Orientation

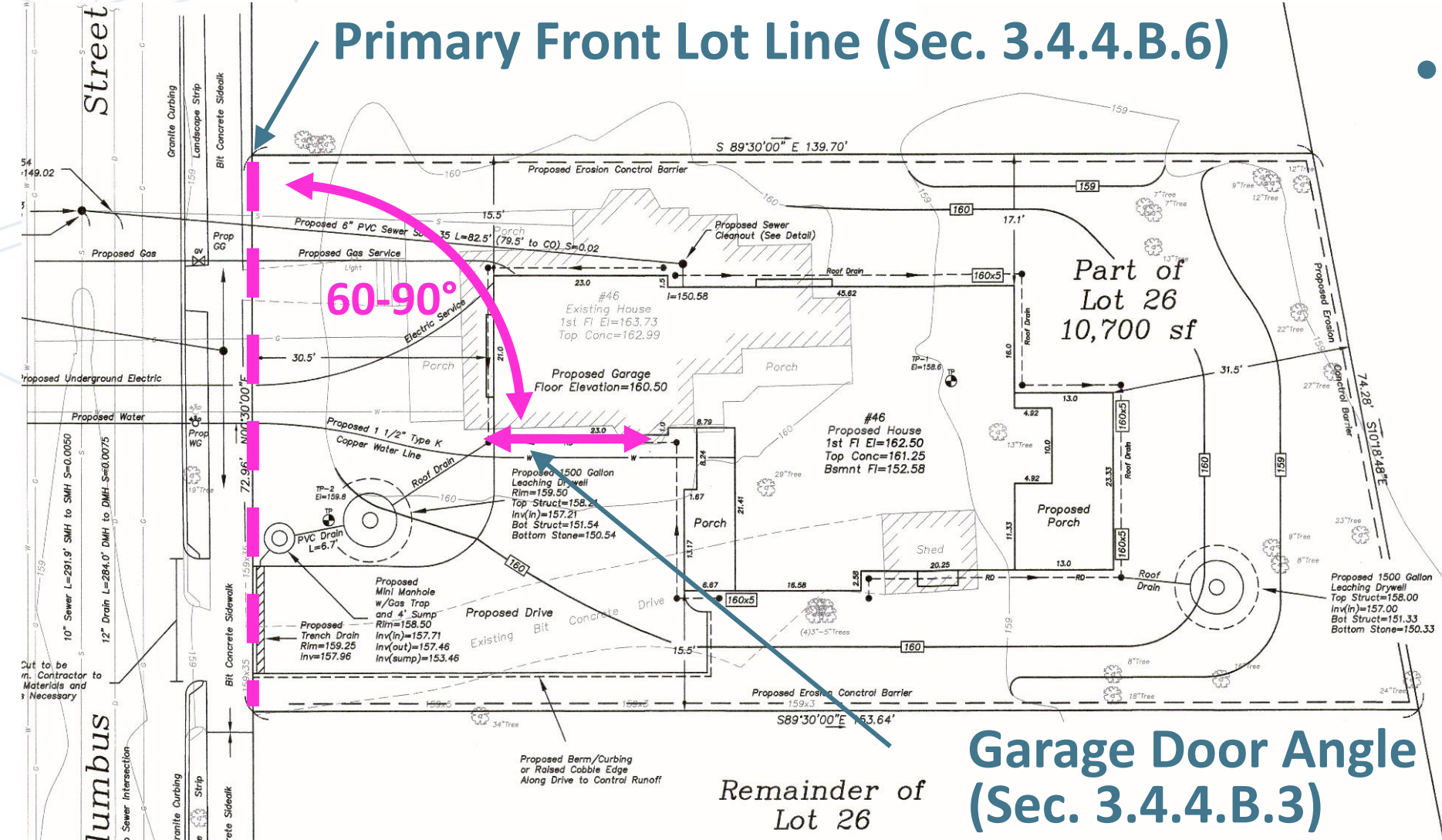
Primary Front Lot Line (Sec. 3.4.4.B.6)

• Side-facing

60-90°

Garage Door Angle (Sec. 3.4.4.B.3)

Remainder of Lot 26



46 Columbus St – Add'l Regulations

Side Elevation



Front Elevation



54 sf / 194.25 sf = 28%

- Garage Doors – Single (Sec. 3.4.4.B.4)
- Door Size – 9 ft max. (Sec. 3.4.4.D.3)

- Garage Wall (Sec. 3.4.4.B.5)
- Fenestration – 10% min. (Sec. 3.4.4.D.1)

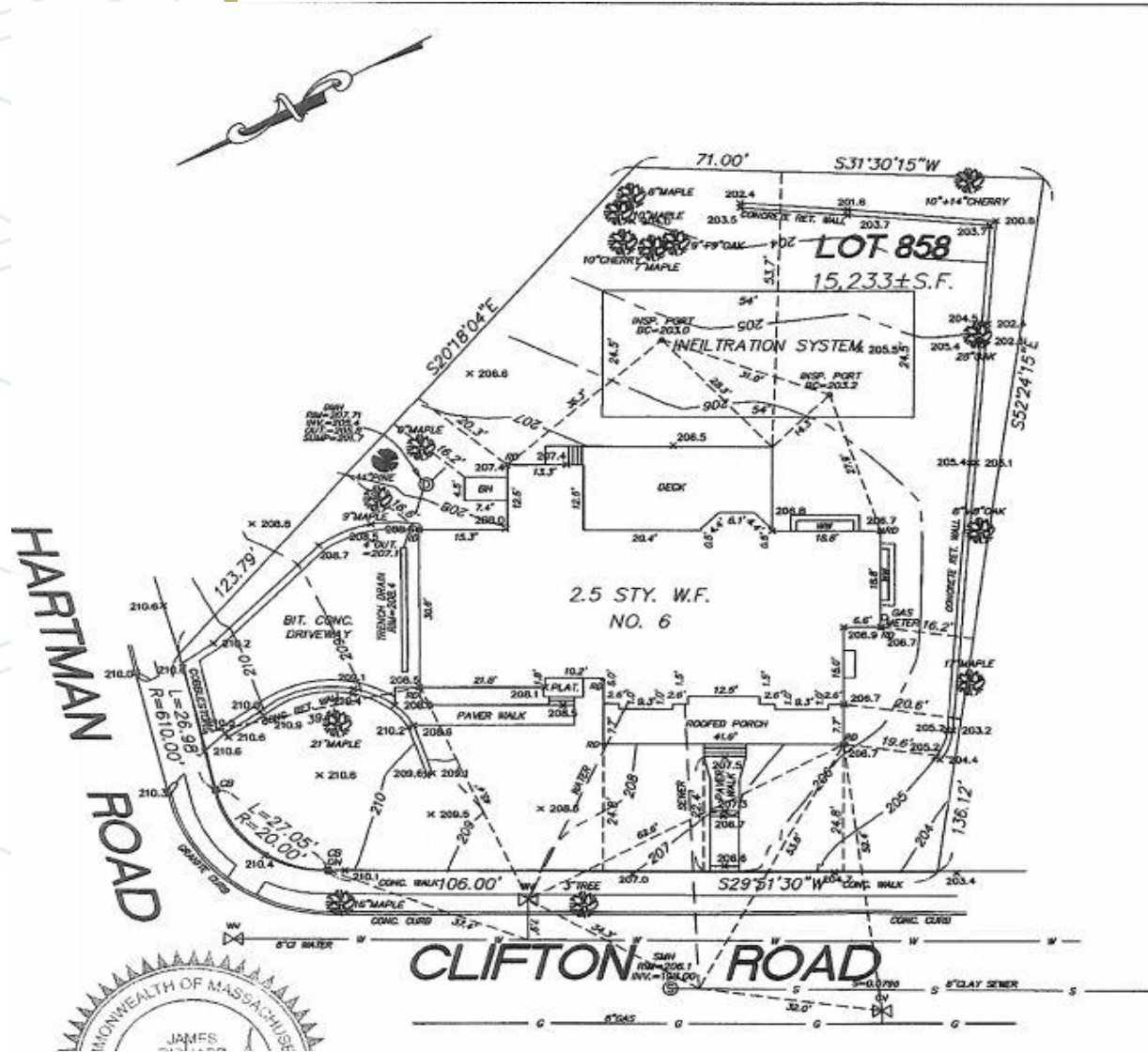
46 Columbus St - Summary

Item	Requirement	Actual	Compliant
Garage Size	700 sf max. / 3 cars	483 sf / 2 cars	YES
Door Type (Single)	9 ft per door	9 ft	YES
Front Elevation %*	N/A	N/A	N/A
Fenestration**	10%	28%	YES

* No % of Front Elevation requirements for Side-Facing Garages

** Fenestration requirement only for Side-Facing Garages that are forward of the Front Elevation

6 Clifton Road- Permit # 19090592



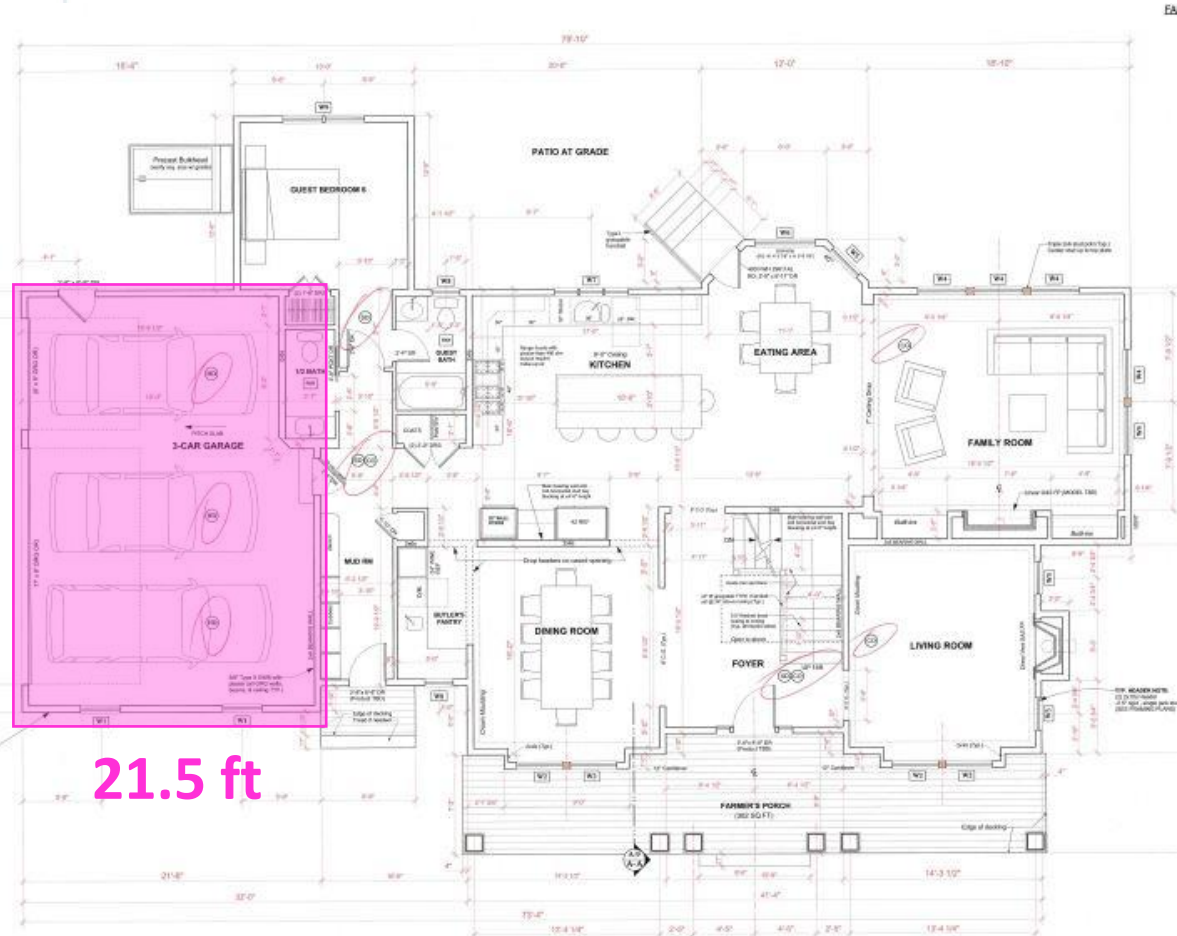
- Single-family
- Side-facing
- Corner Lot

6 Clifton Road- Size

- Three cars
- 651.45 sf

30.3 ft

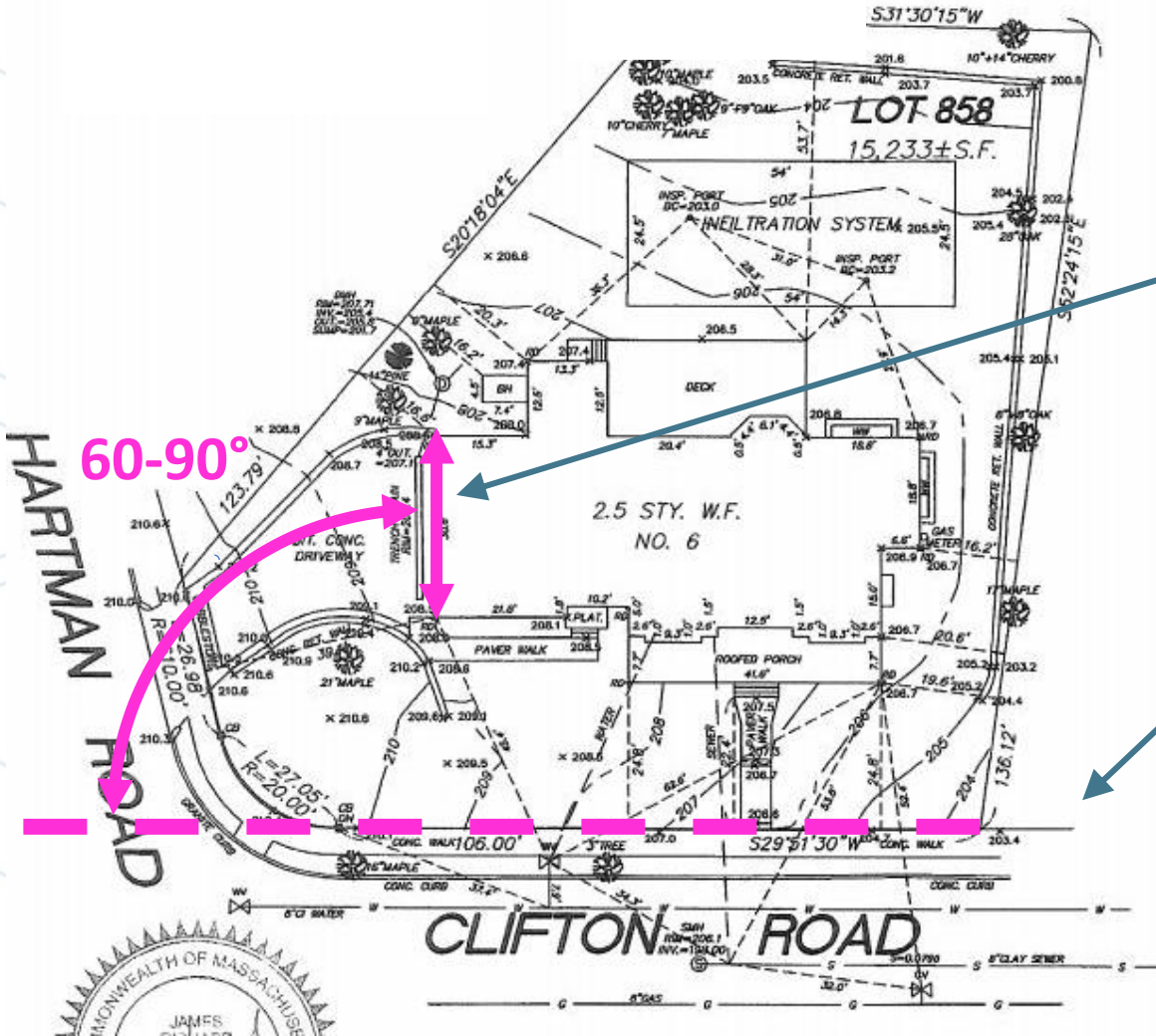
21.5 ft



First Floor Plan

6 Clifton Road - Orientation

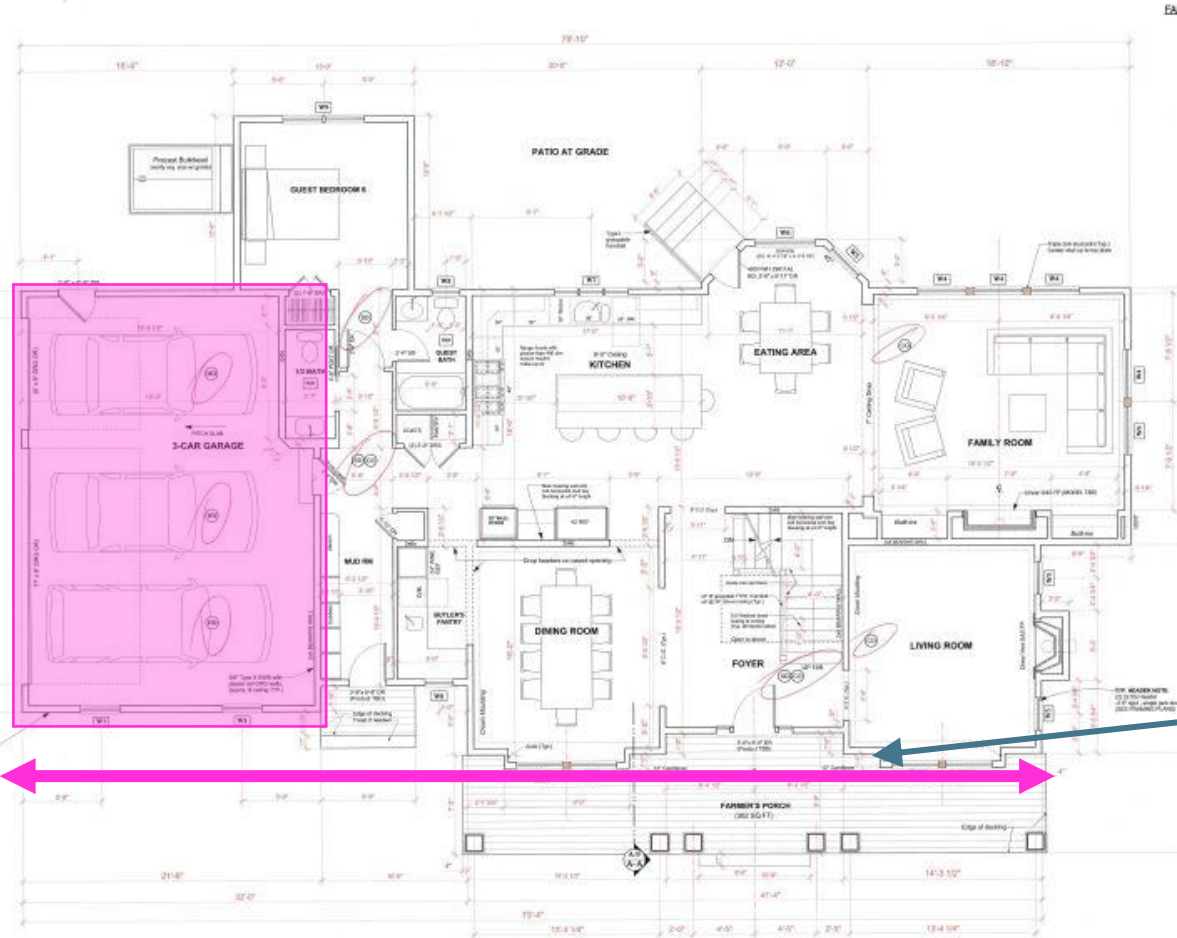
- Side-facing



Garage Door Angle
(Sec. 3.4.4.B.3)

Primary Front Lot Line
(Sec. 3.4.4.B.6)

6 Clifton Road- Location



- Behind Front Elevation
- No fenestration requirement

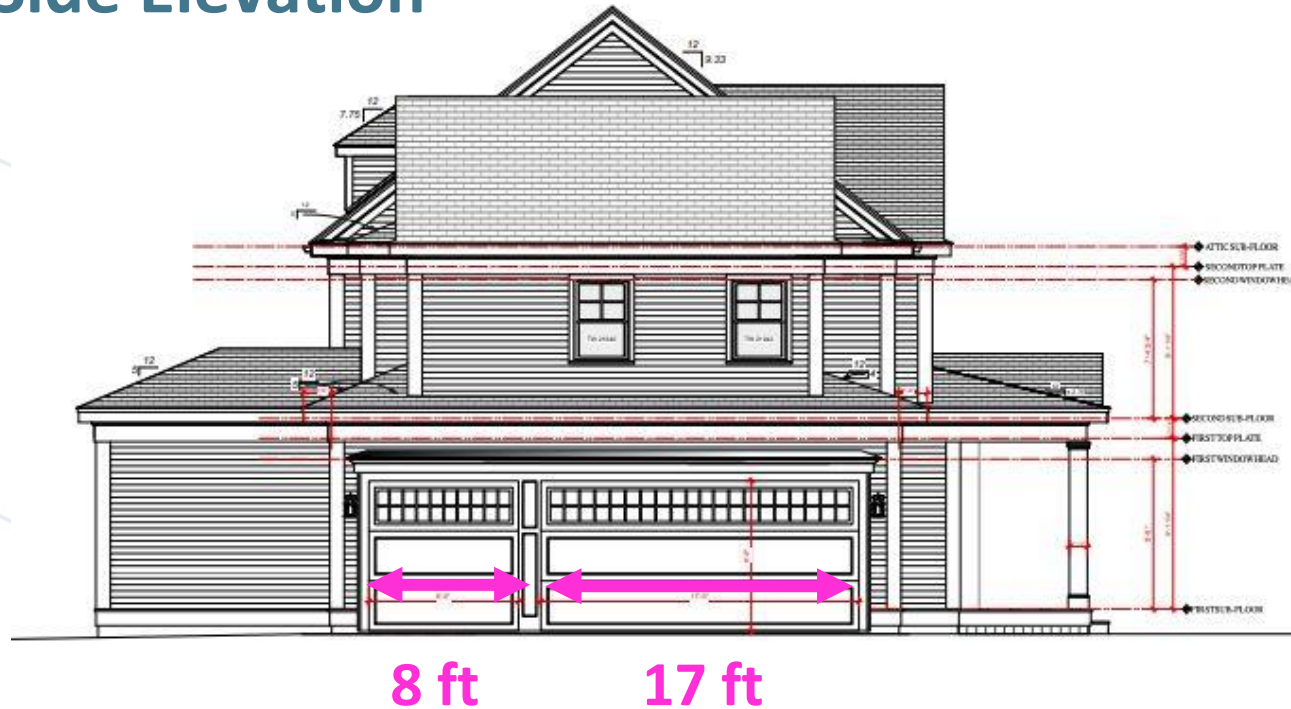
Front Elevation

Front Elevation calculation not needed for Side Facing Garages

First Floor Plan

6 Clifton Road- Add'l Regulations

Side Elevation



- Garage Doors – Single & Double (Sec. 3.4.4.B.4)
- Door Size – 9 ft max. (Sec. 3.4.4.D.2), 16 ft max. (Sec. 3.4.4.D.3)

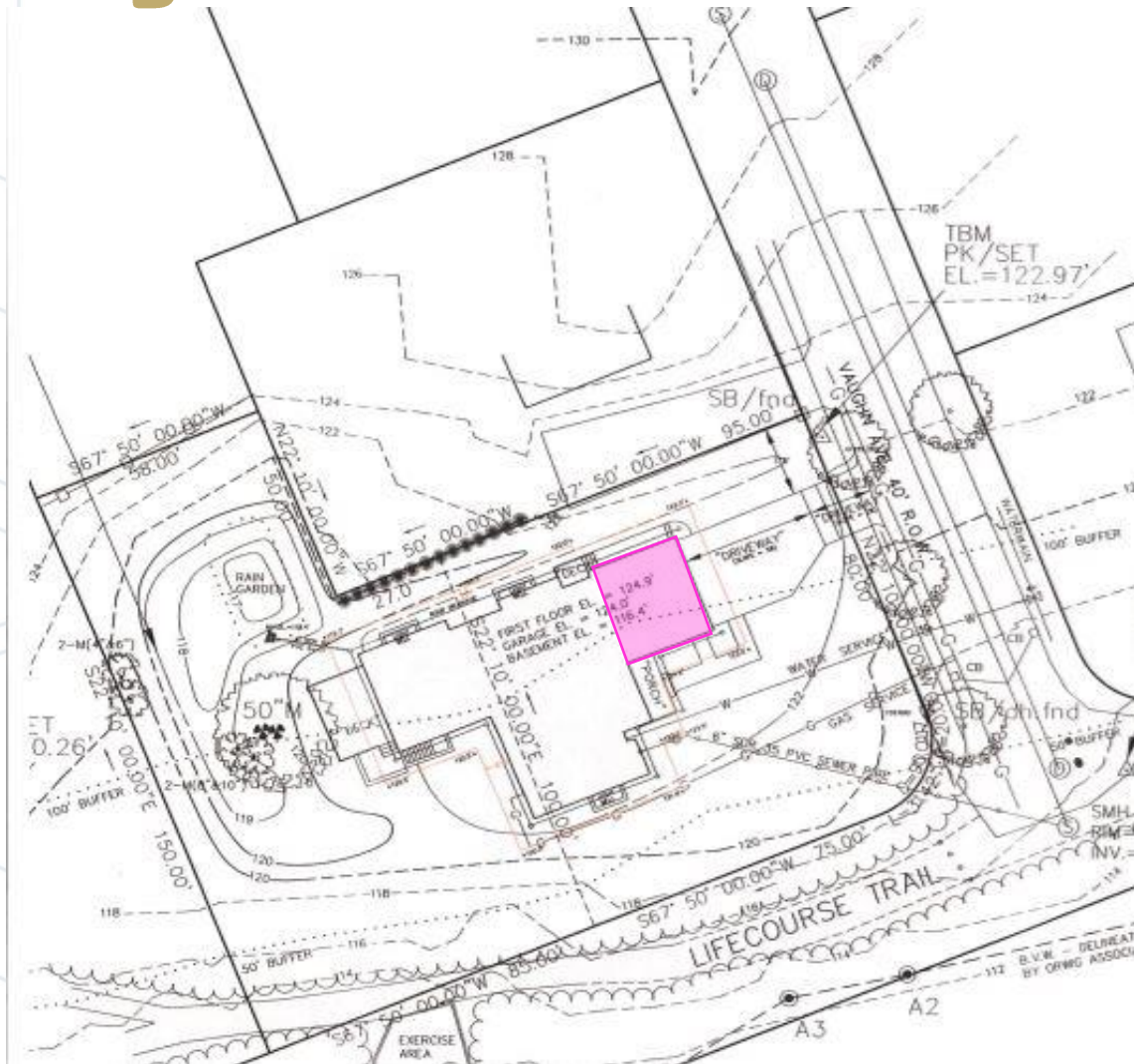
6 Clifton Road- Summary

Item	Requirement	Actual	Compliant
Garage Size	700 sf max. / 3 cars	651.45 sf / 2 cars	YES
Door Type (Single & Double)	9 ft per door; 16 ft per door	8 ft; 17 ft	NO
Front Elevation %*	N/A	N/A	N/A
Fenestration**	N/A	N/A	N/A

* No % of Front Elevation requirements for Side-Facing Garages

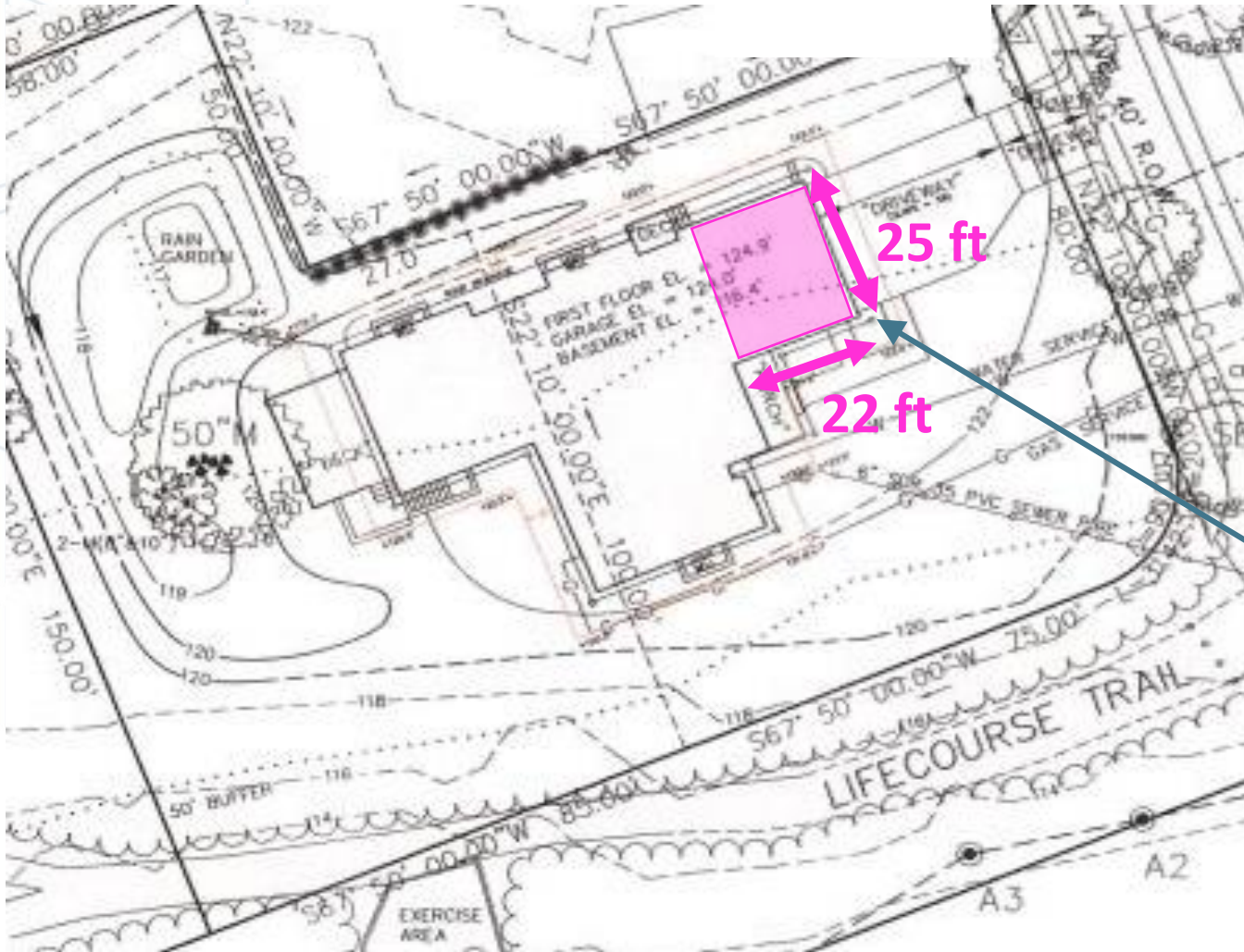
**No additional Fenestration requirement for Side-Facing Garages that are not forward of the Front Elevation

6 Vaughn Ave- Permit # 20060206



- Single-family
- Corner Lot
- Front facing
- Forward of the Front Elevation

6 Vaughn Ave- Location



- 10+ ft forward of the Front Elevation
- Main entrance along same elevation as garage doors

Front Elevation
(Sec. 3.4.4.B.6)

The Garage is set forward more than 10 ft from any other façade and is therefore counted as the entire Front Elevation

6 Vaughn Ave- Summary

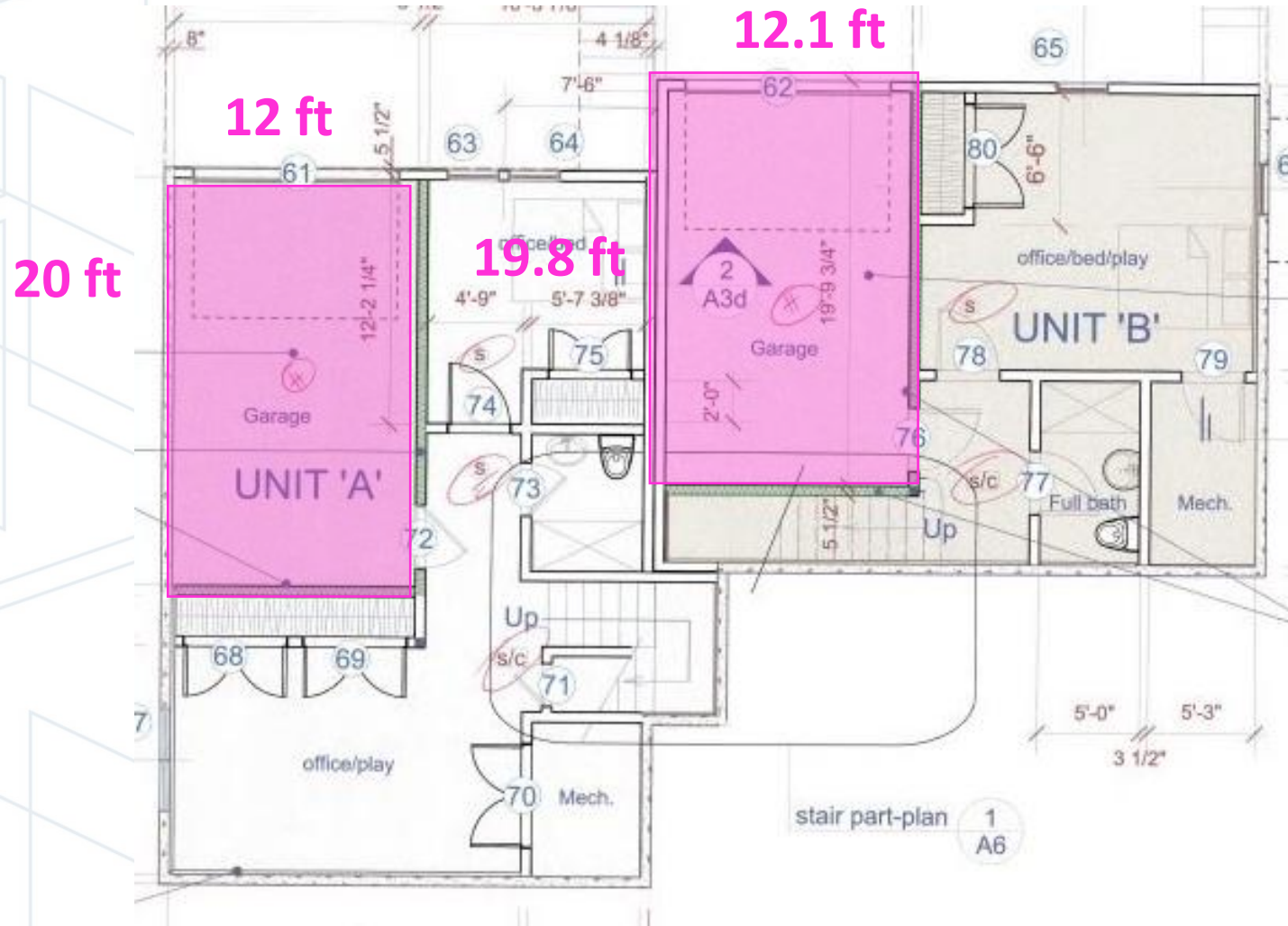
Item	Requirement	Actual	Compliant
Garage Size	700 sf max. / 3 cars	555 sf / 2 cars	YES
Door Type (Single)	9 ft max per door	9 ft	YES
Front Elevation %	45% max	72%	NO

28-30 Circuit Ave- Permit # 19051119



- Two-family
- Rear facing

28-30 Circuit Ave - Size



Basement Floor Plan

Unit A

- One-car
- 240 sf total

Unit B

- One-car
- 239.5 sf total

(Sec. 3.4.4.F)

28-30 Circuit Ave - Orientation



Garage Door Angle (Sec. 3.4.4.B.3)

Primary Front Lot Line (Sec. 3.4.4.B.6)

- Rear facing
- Not subject to restrictions for either Front or Side Facing Garages

28-30 Circuit Ave - Orientation



(A) Front Elevation



(C) Rear Elevation

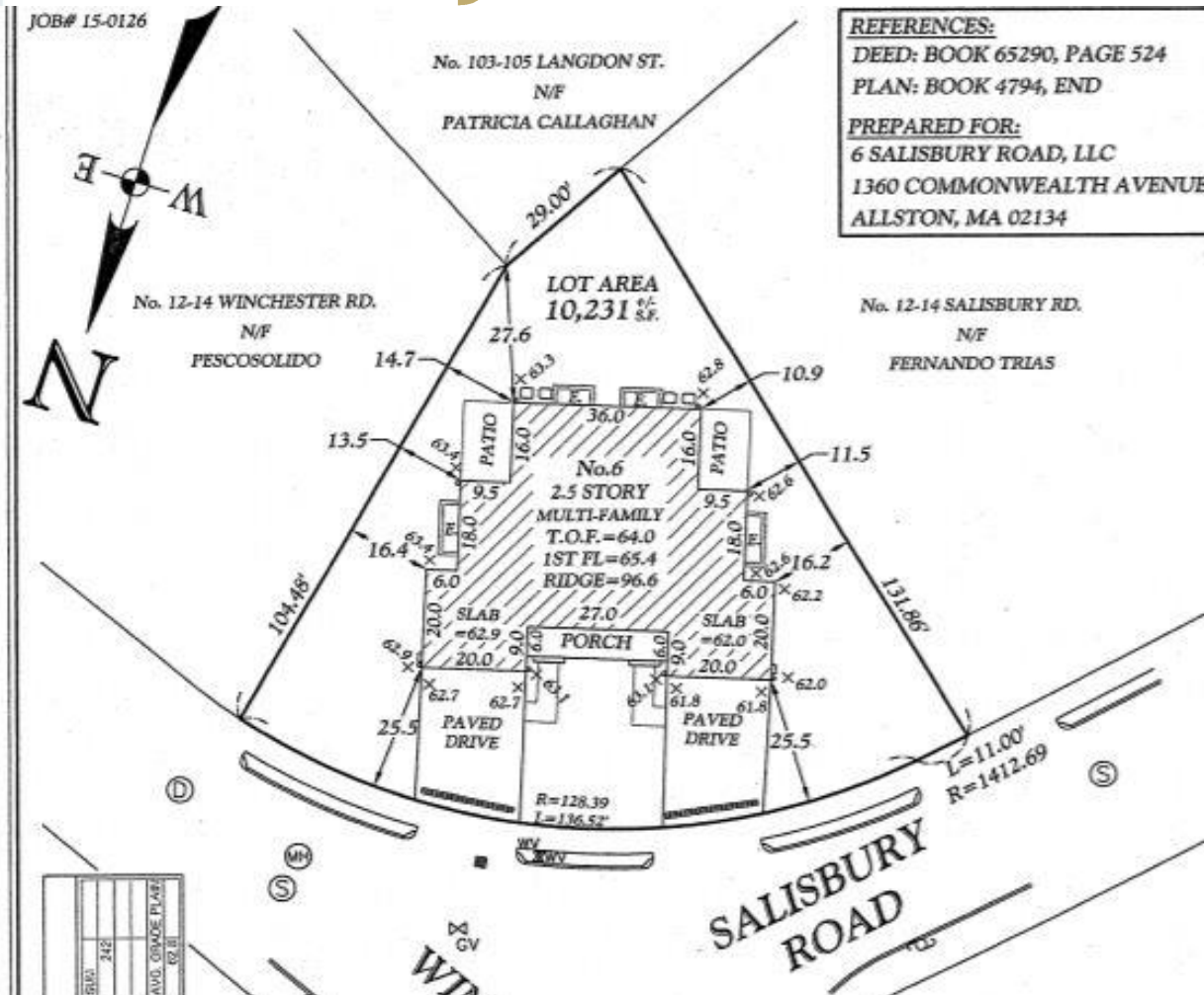
28-30 Circuit Ave- Summary

Item	Requirement	Actual	Compliant
Garage Size	500 sf max. per unit/ 2 cars max per unit	a) 240 sf / 1 car b) 239.5 sf / 1 car	YES
Door Type (Single)*	N/A	N/A	N/A
Front Elevation %**	N/A	N/A	N/A

*No door width maximum for rear facing garage

**No % of Front Elevation requirements for a rear facing garage

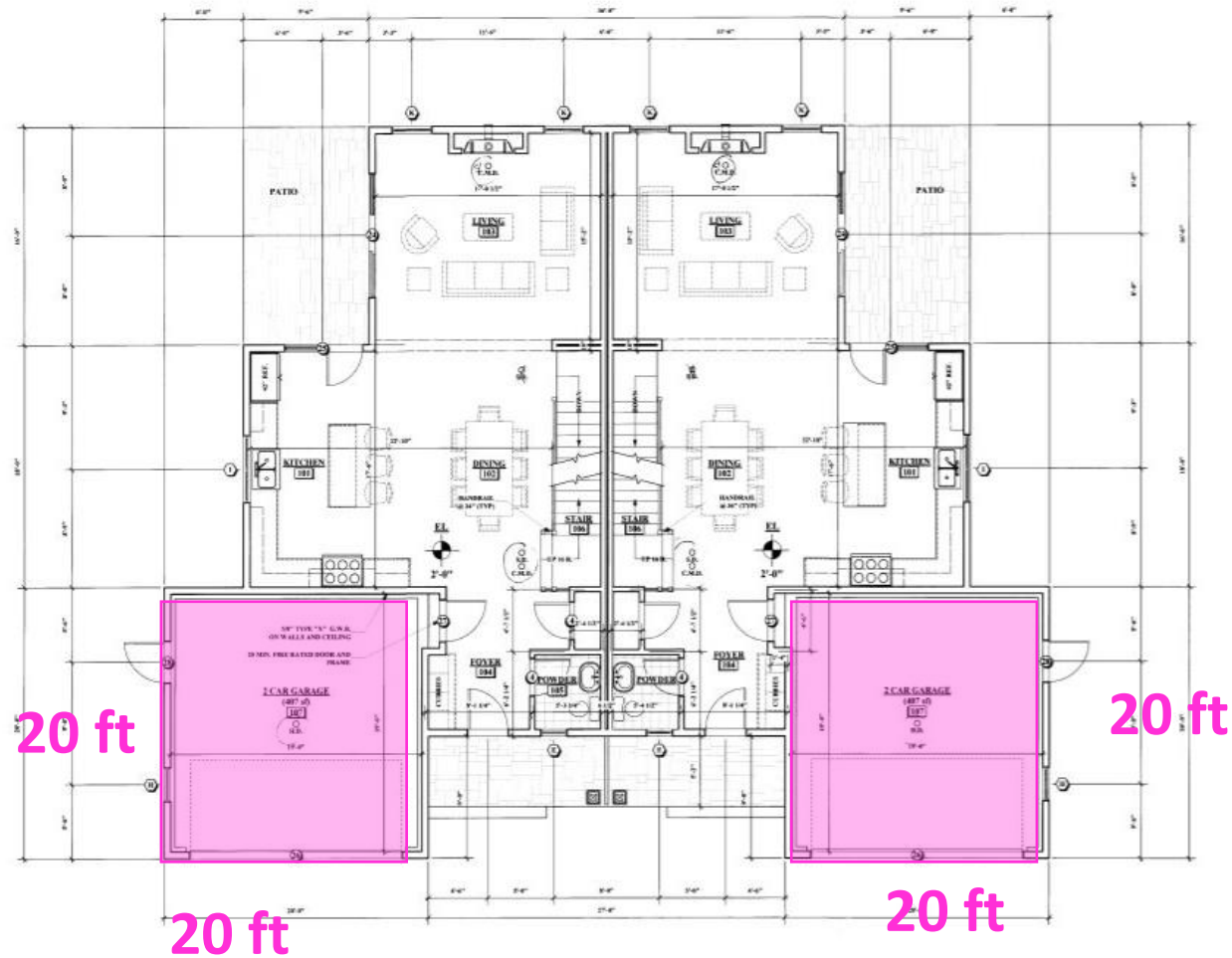
6-8 Salisbury Rd - Permit # 15090431



- Two-family
- Front facing
- Forward of the Front Elevation

6-8 Salisbury Rd - Size

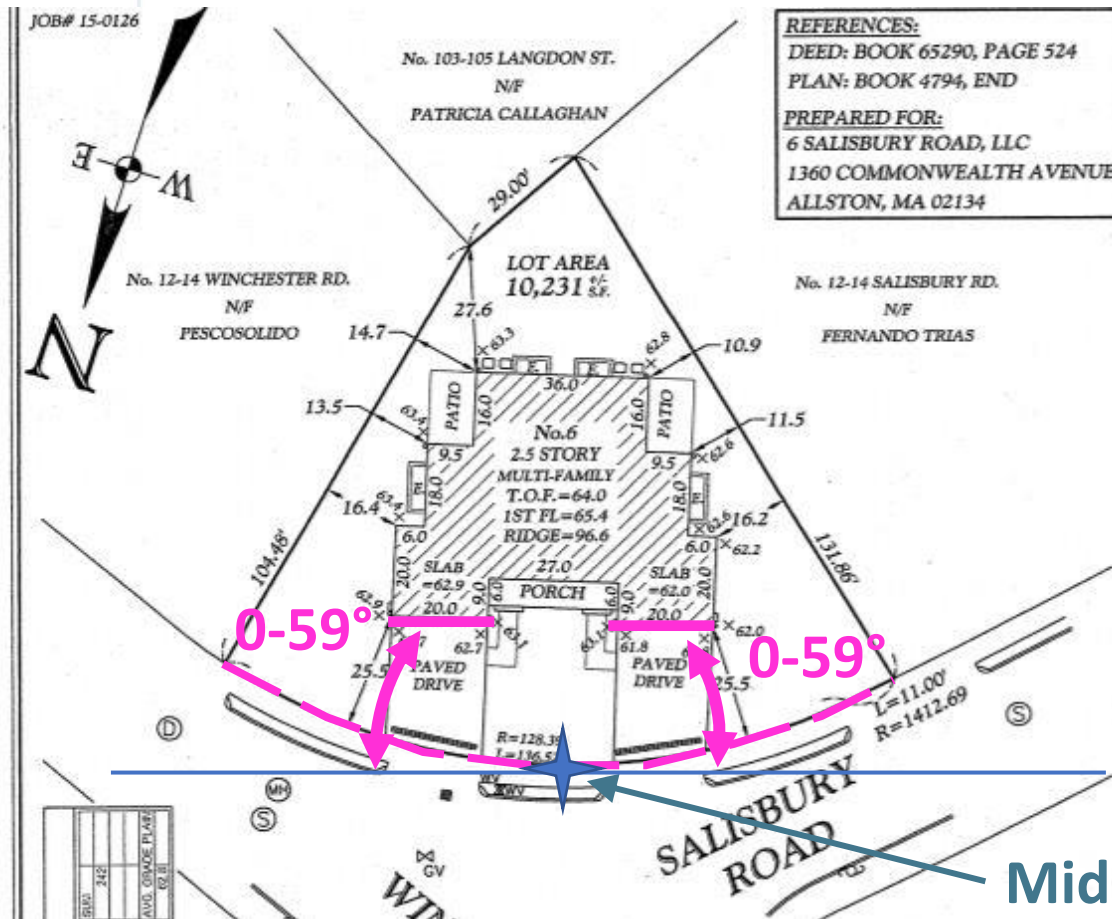
- Two cars each
- 400 sf each



First Floor Plan

1 First Floor Plan
A-12 1/4" = 1'-0"

6-8 Salisbury Rd - Orientation

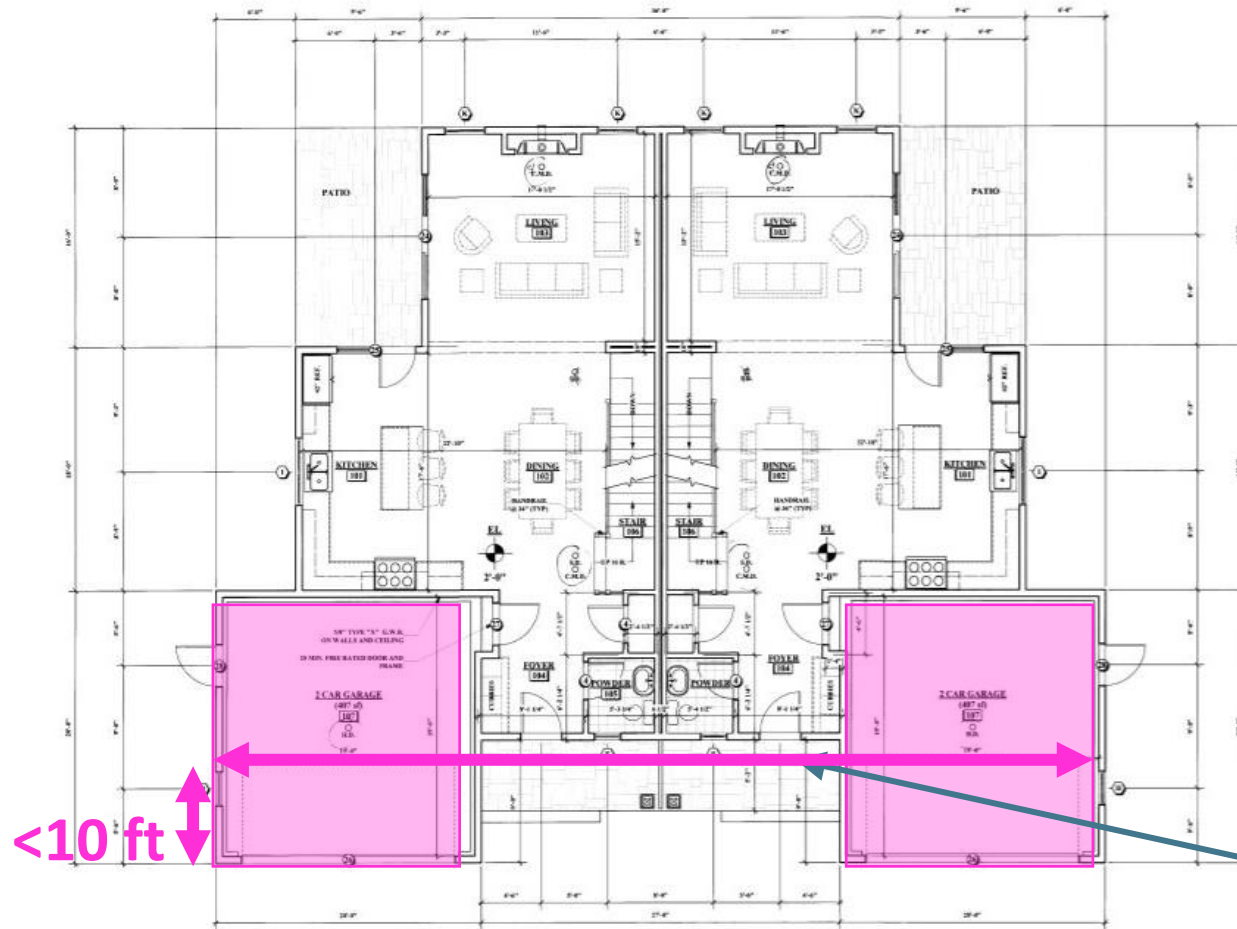


- Forward facing
- Curved Front Lot Line

Midpoint of Primary Front Lot Line
(Sec. 3.4.4.B.2)

6-8 Salisbury Rd - Location

- Less than 10 ft forward of the rest of Front Elevation



First Floor Plan

1 First Floor Plan
A-12 1/4" = 1'-0"

6-8 Salisbury Rd- Add'l Regulations

Front Elevation



- Garage Doors – Double (Sec. 3.4.4.B.4)
- Door Size – 16 ft max. (Sec. 3.4.4.D.3)

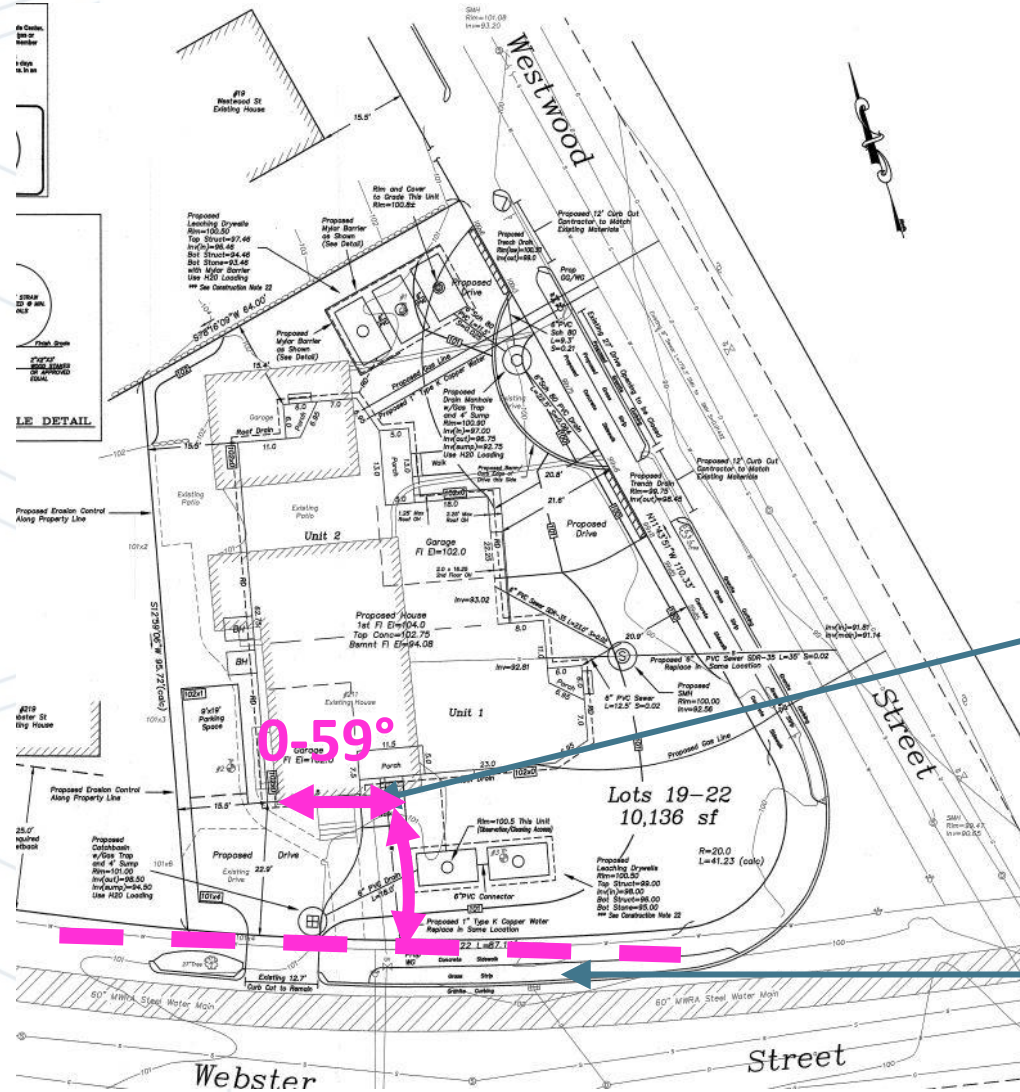
- % of Front Elevation (Sec. 3.4.4.C.1)
32 ft / 67 ft = 48%

6-8 Salisbury Rd- Summary

Item	Requirement	Actual	Compliant
Garage Size	500 sf max. per unit / 2 cars per unit	a) 200 sf / 2 cars b) 200 sf/ 2 cars	YES
Door Type (Double)	16 ft per door	16 ft	YES
Front Elevation %	40% max	48%	NO

211 Webster St (Unit a) - Orientation

- Front facing
- Corner lot

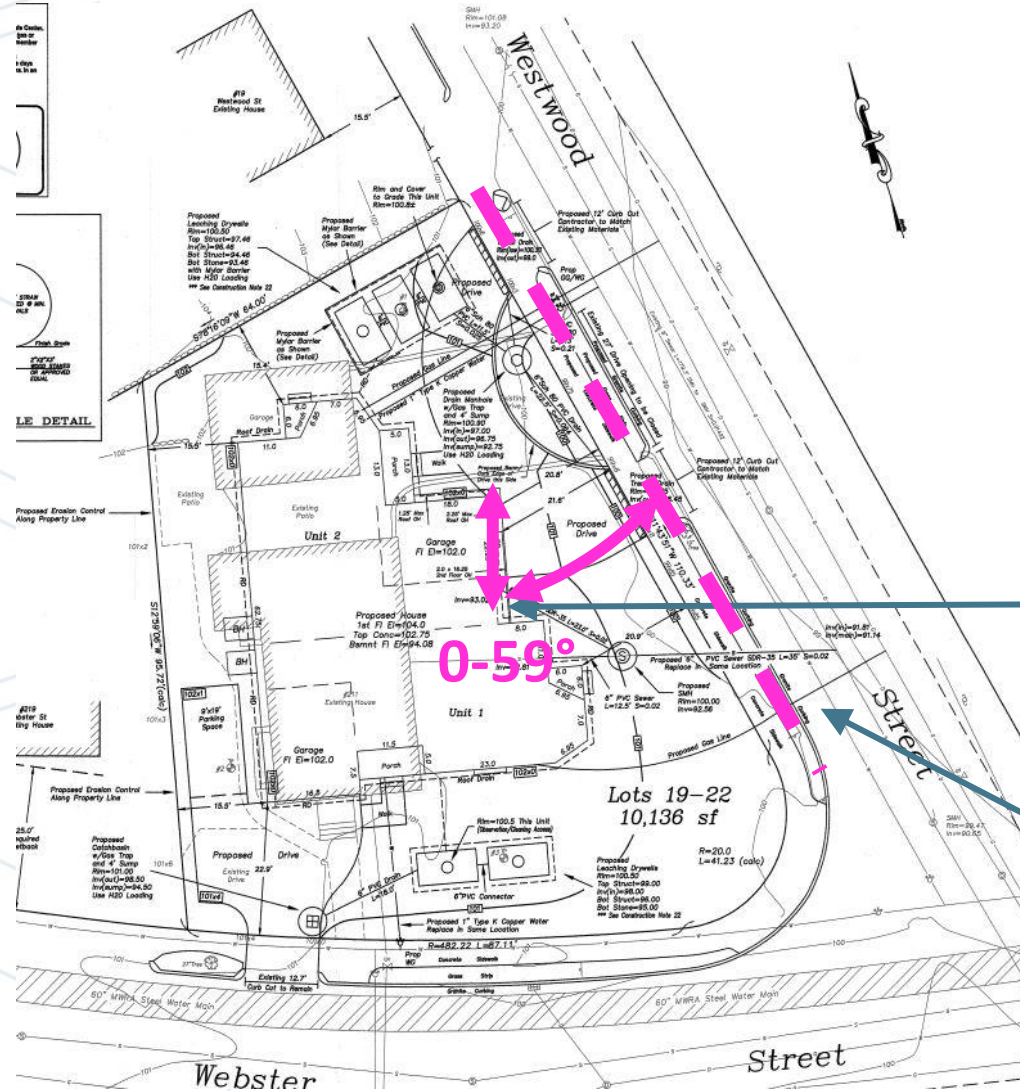


Garage Door Angle
(Sec. 3.4.4.B.2)

Primary Front Lot Line
(Sec. 3.4.4.B.6)

211 Webster St (Unit b) - Orientation

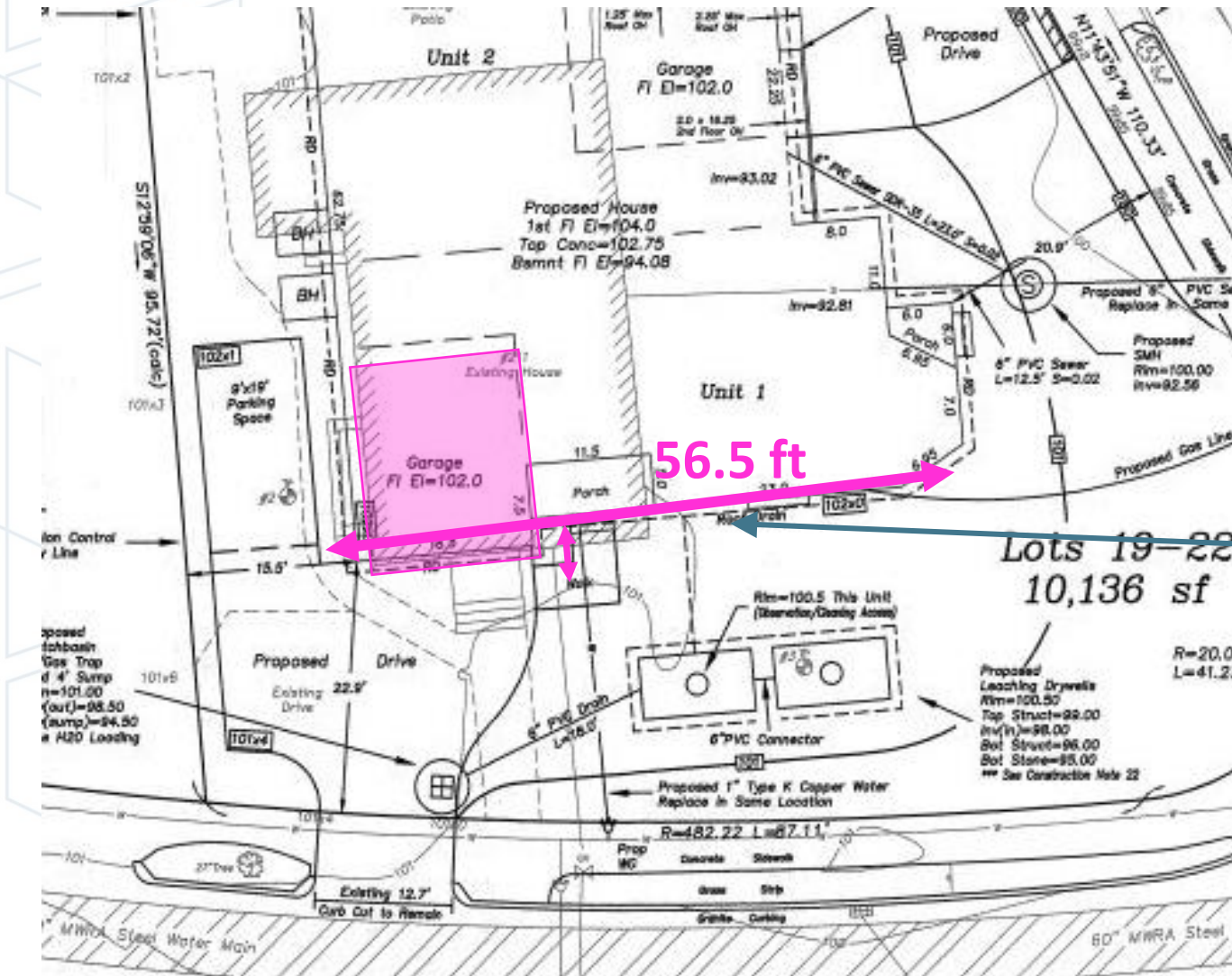
- Front facing
- Corner lot



Garage Door Angle
(Sec. 3.4.4.B.3)

Primary Front Lot Line
(Sec. 3.4.4.B.6)

211 Webster St (Unit a) - Location



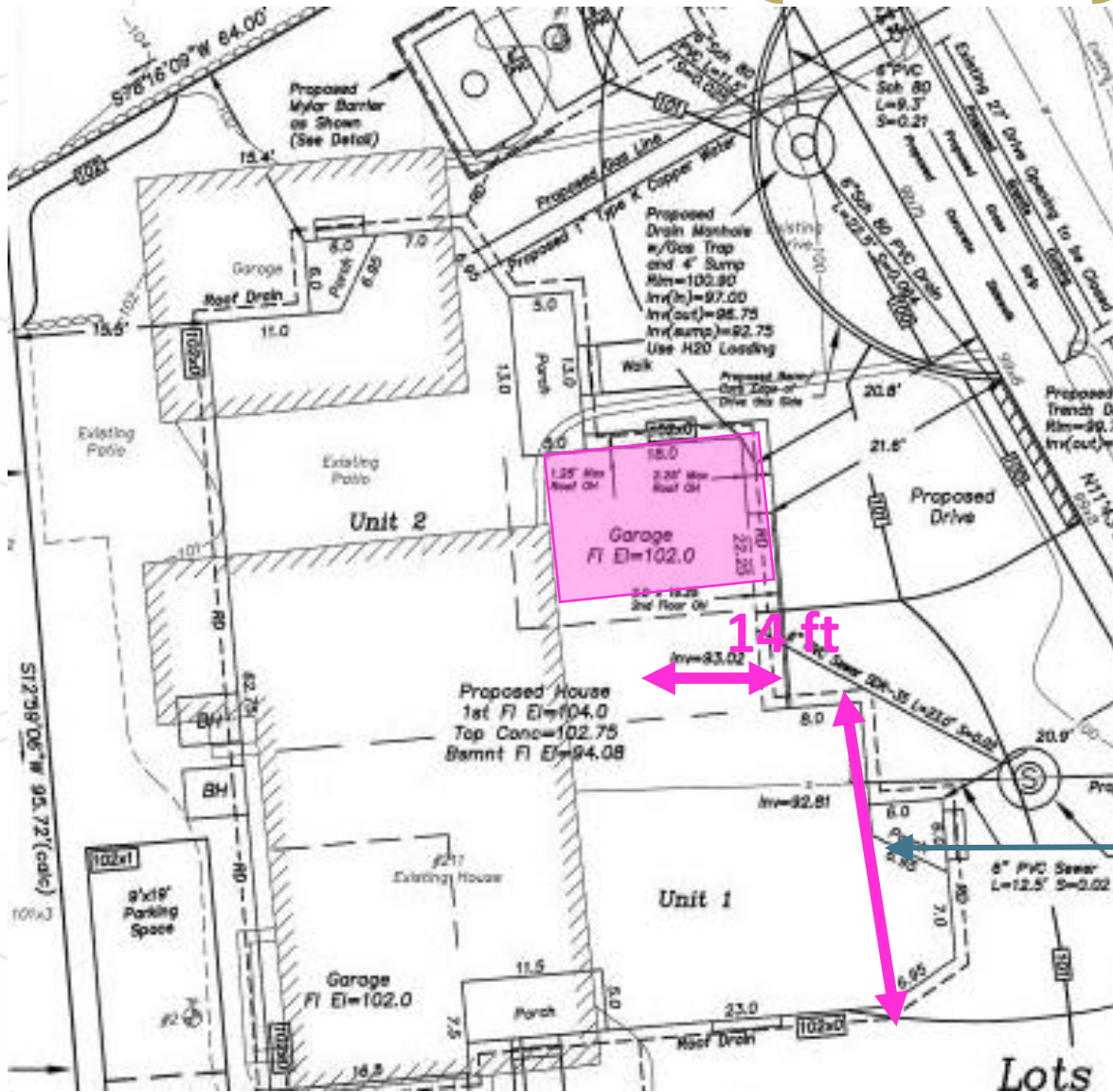
- Within 10 ft of Front Elevation

Front Elevation

56.5 ft

211 Webster St (Unit b) - Location

- 10+ ft behind Front Elevation



Front Elevation

Exempt from Front Elevation calculation (Sec. 3.4.4.G.1)

211 Webster St- Add'l Regulations

Front Elevation – Unit a



- Garage Doors – Single (Sec. 3.4.4.B.4)
- Door Size – 9 ft max. (Sec. 3.4.4.D.3)

- % of Front Elevation (Sec. 3.4.4.C.1)
 - Unit A: $9 \text{ ft} / 56.5 \text{ ft} = 16\%$
 - Unit B Exempt

211 Webster Rd- Summary

Item	Requirement	Actual	Compliant
Garage Size	500 sf max. per unit / 2 cars per unit	a) 252 sq ft / 1 car b) 317.85 ft / 1 car	YES
Door Type (Single)*	9 ft max per door	a) 9 ft b) 9 ft	a) YES b) EXEMPT
Front Elevation %	45% max	a) 14% b) 16%	a) YES b) EXEMPT

*Door width max and Front Elevation max apply only to Unit a. Unit b is exempt because it is set back 10+ feet

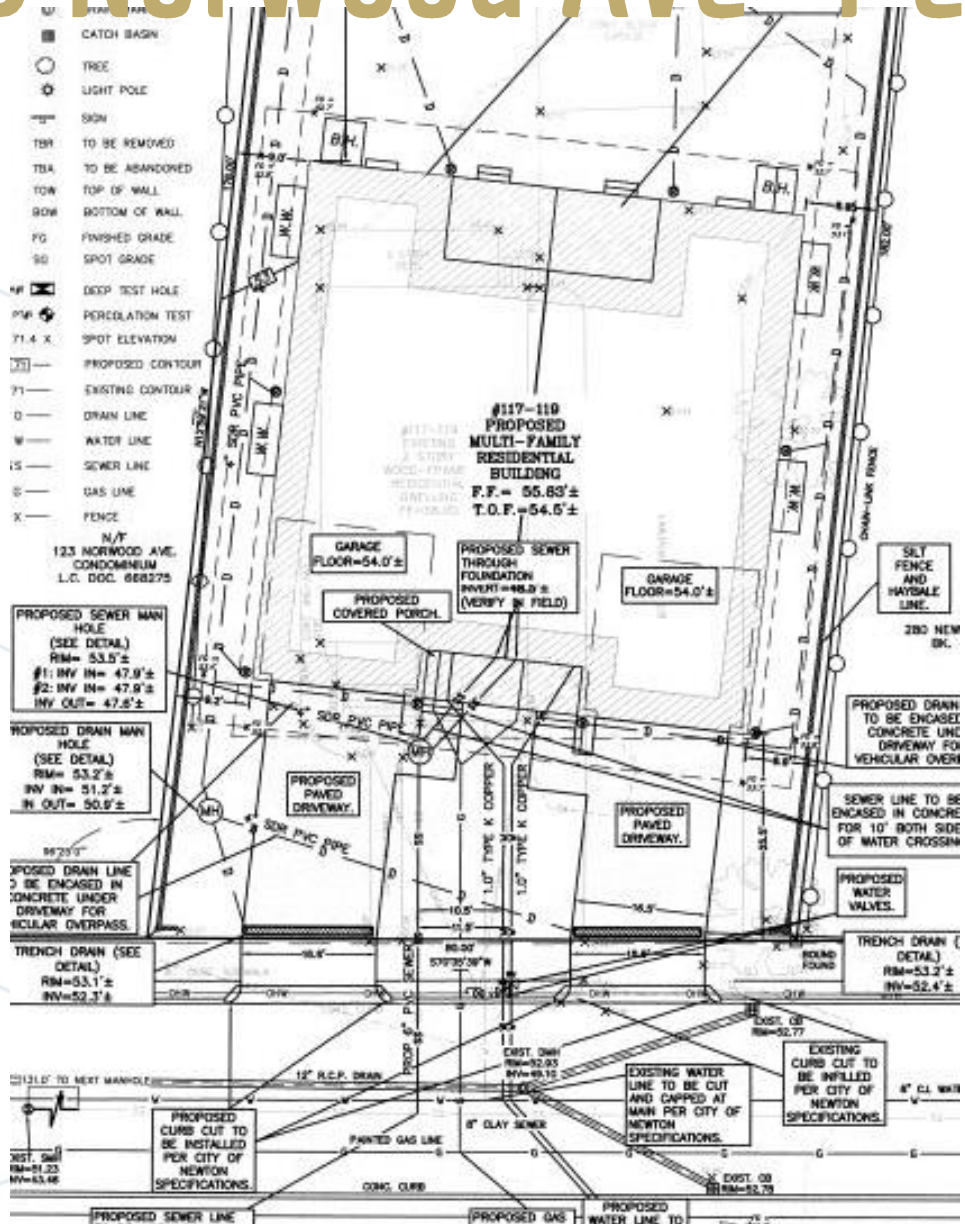


Questions?



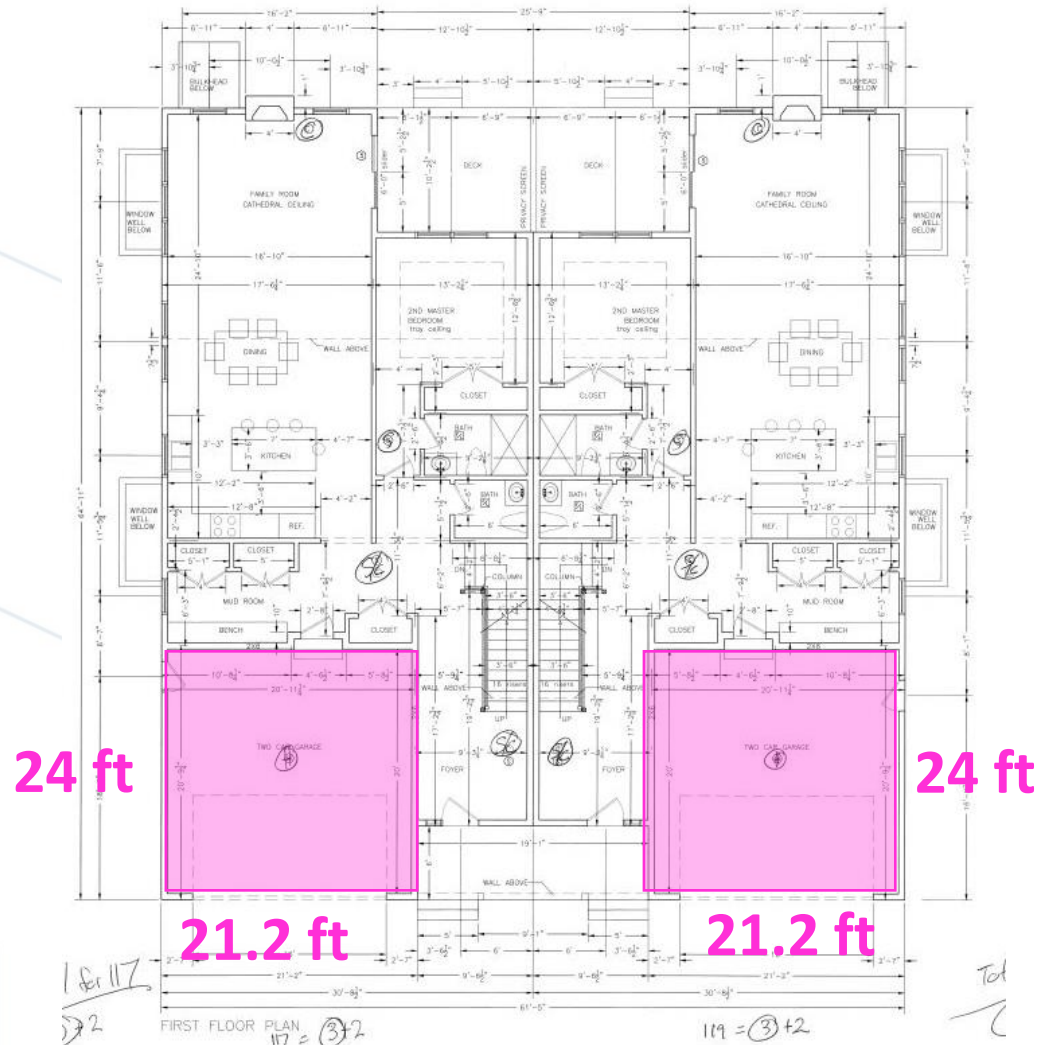
Additional Case Studies

117-119 Norwood Ave - Permit # 19050687



- Two-family
- Front facing
- Forward of the Front Elevation

117-119 Norwood Ave - Size



Unit A

- Two-cars
- 508.8 sf

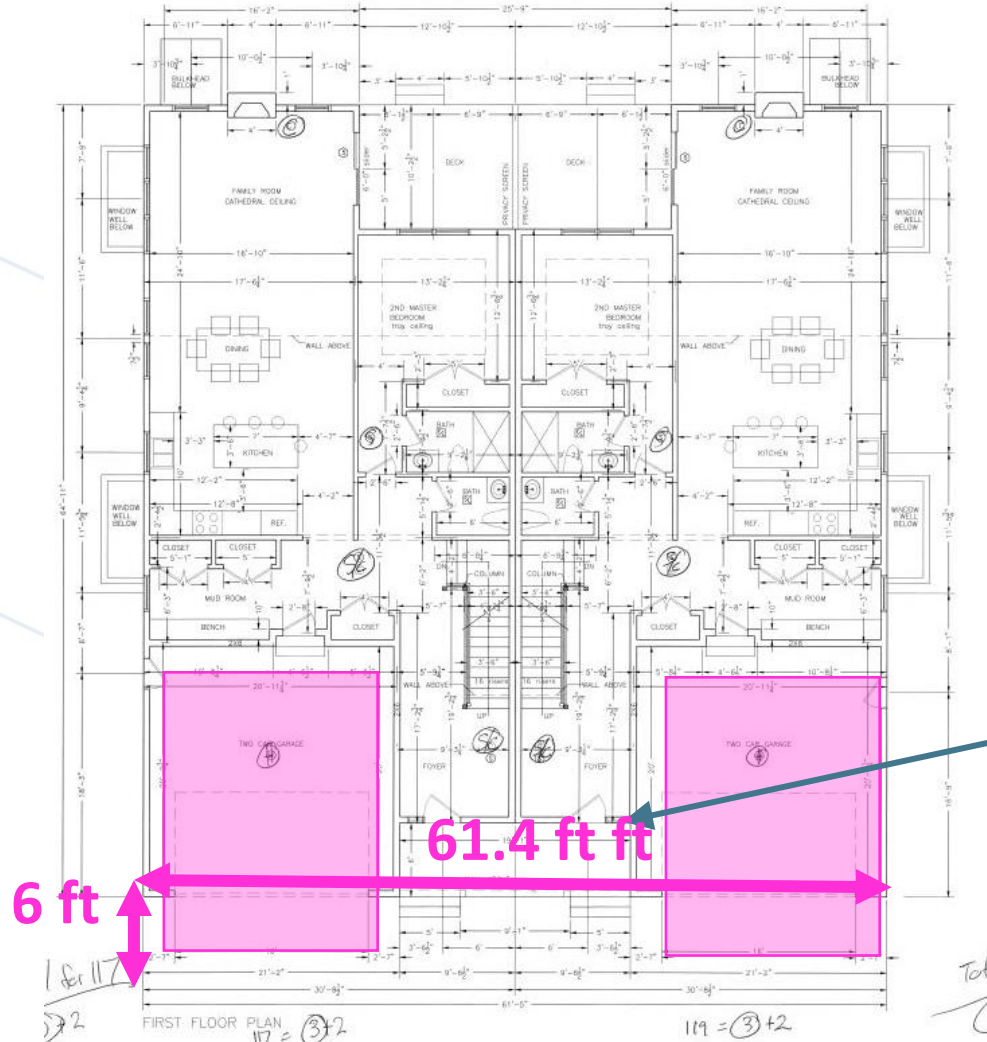
Unit B

- Two-cars
- 508.8 sf

First Floor Plan

117-119 Norwood Ave - Location

- Less than 10 ft forward of the Front Elevation



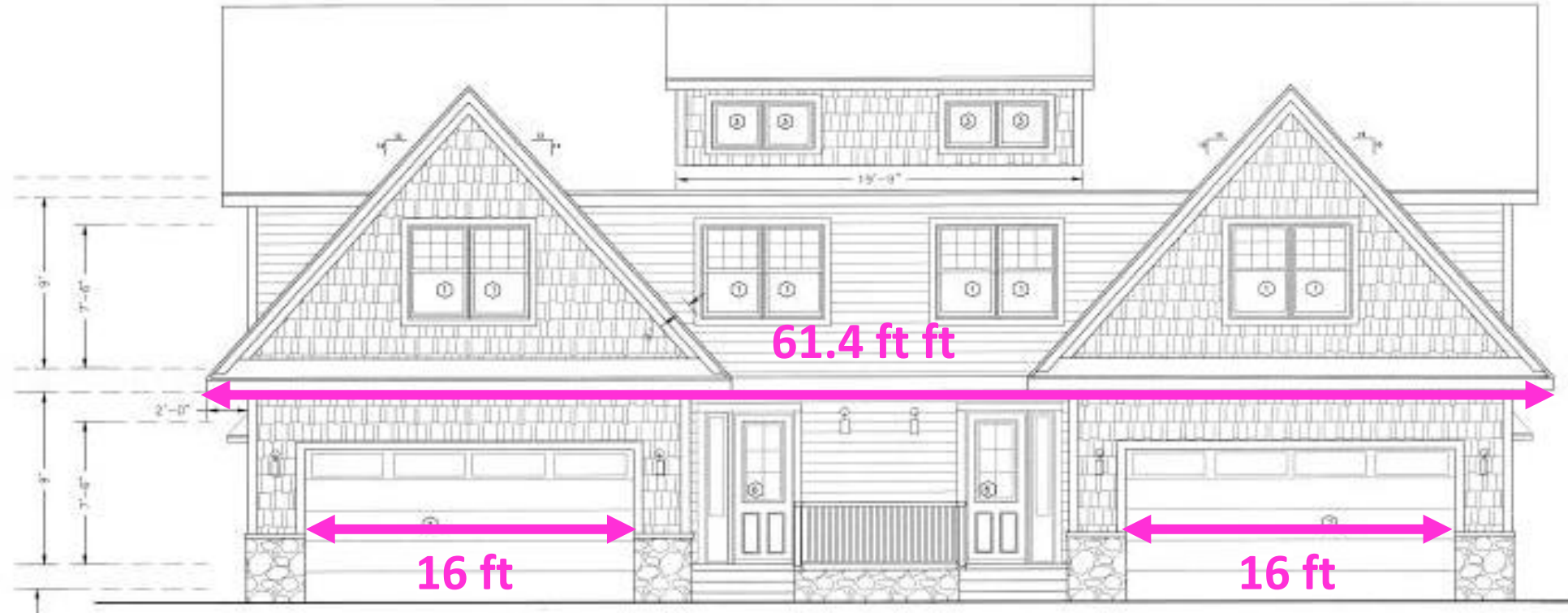
Front Elevation

Garages are located 6 ft forward

First Floor Plan

117-119 Norwood Ave- Add'l Regulations

Front Elevation



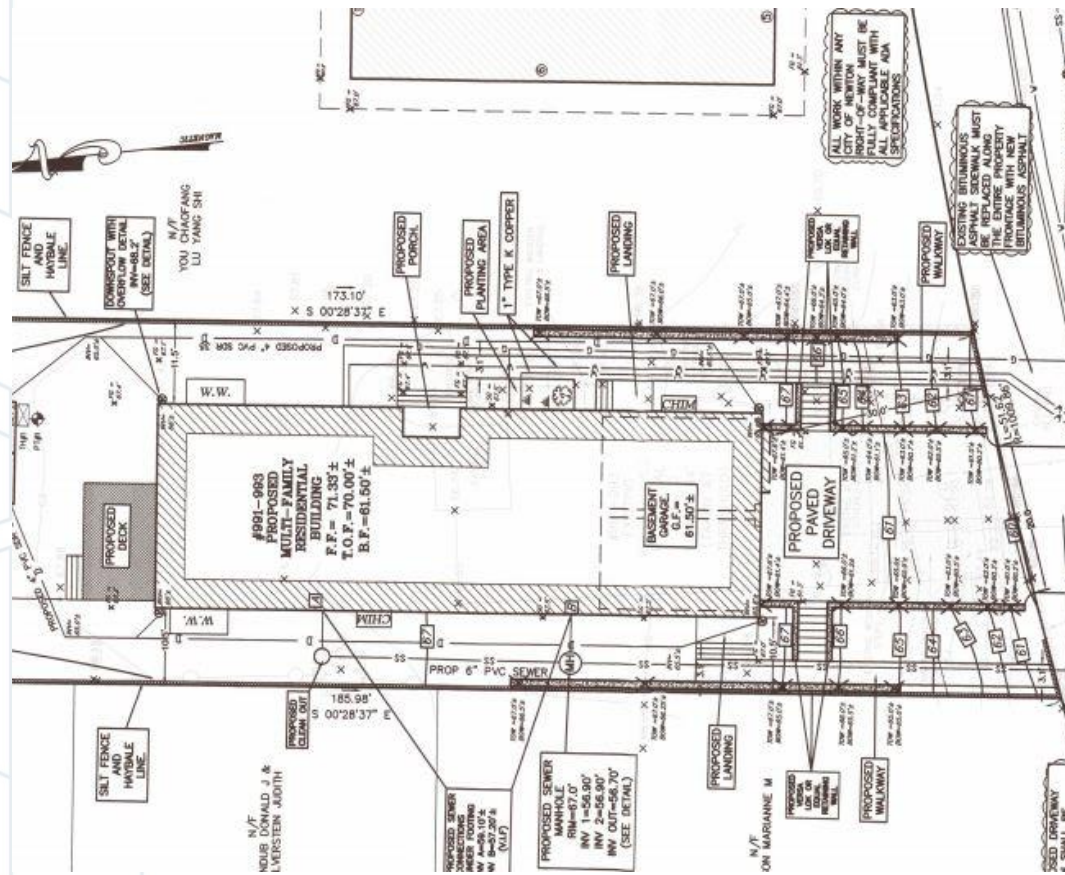
- Garage Doors – Double (Sec. 3.4.4.B.4)
- Door Size – 16 ft max. (Sec. 3.4.4.D.3)

- % of Front Elevation (Sec. 3.4.4.C.1)
 $32 \text{ ft} / 61.4 \text{ ft} = 52.10\%$

117-119 Norwood Ave- Summary

Item	Requirement	Actual	Compliant
Garage Size	500 sf max. per unit / 2 cars per unit	a) 508.8 sf / 2 cars b) 508.8 sf / 2 cars	NO
Door Type (Double)	16 ft per door	16 ft	YES
Front Elevation %	40% max	52.10%	NO

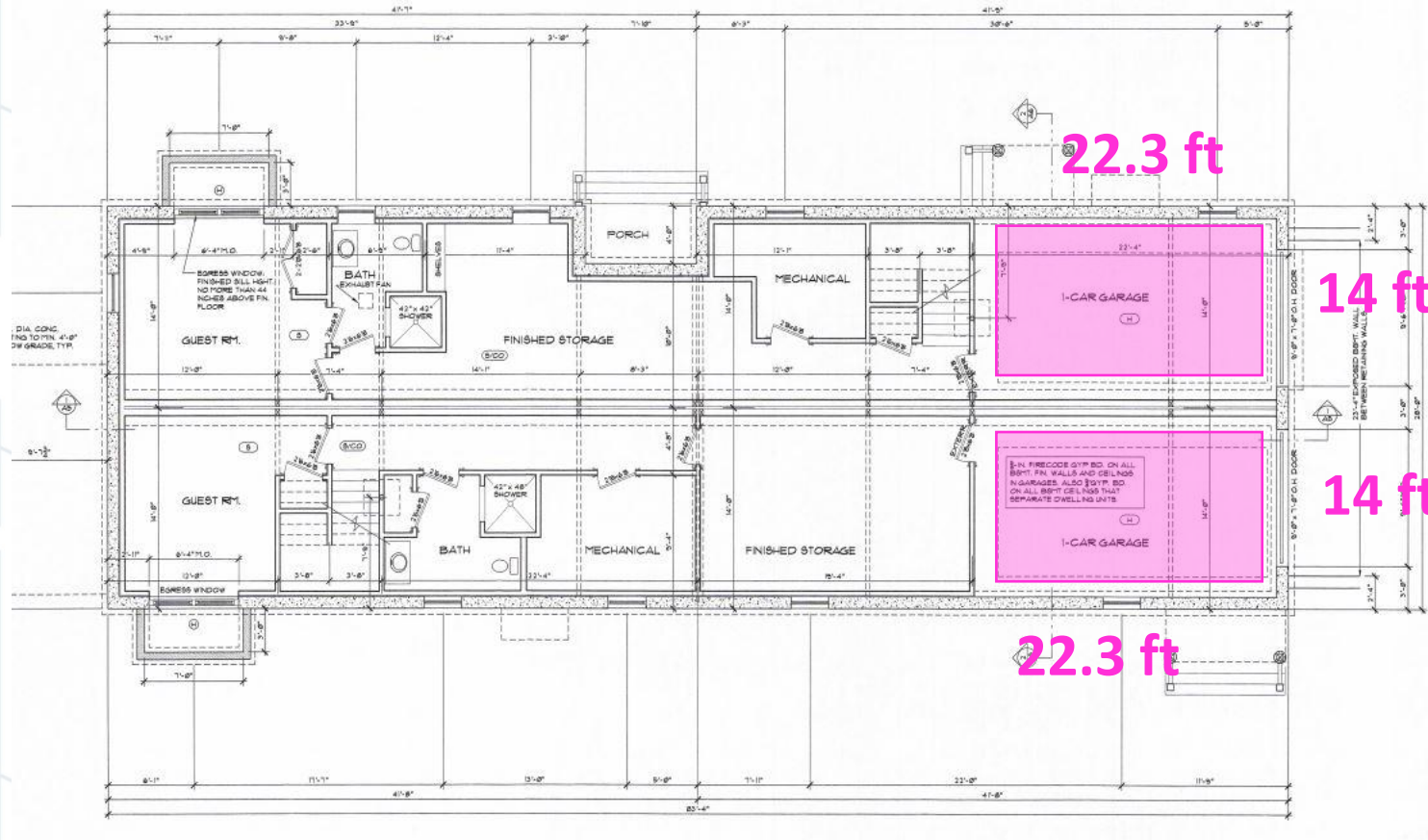
991-993 Washington St - Permit # 20020103



- Two-family
- Front facing
- Below grade garage

991-993 Washington St - Size

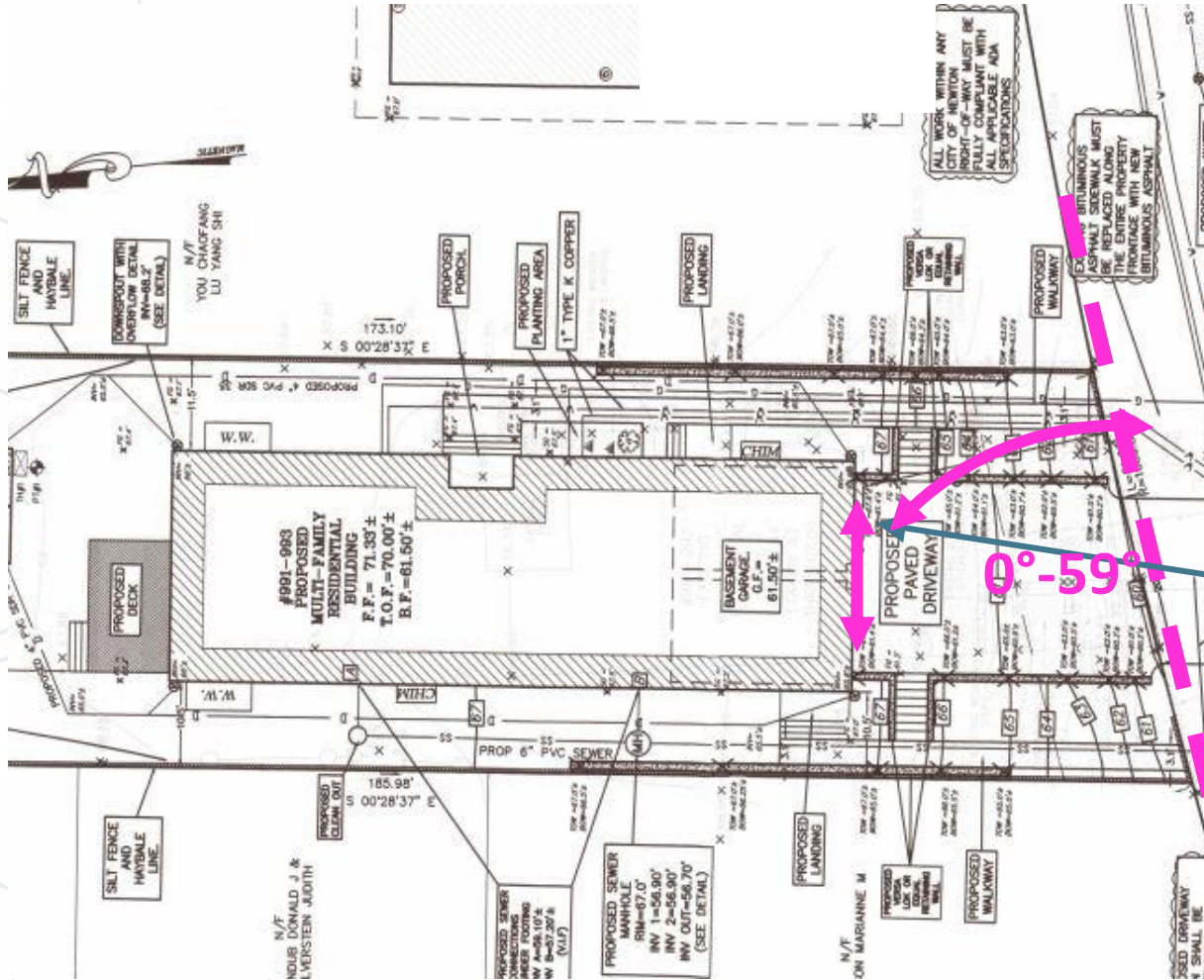
- One car each
- 312.2 sf each



Basement Floor Plan

991-993 Washington St - Orientation

- Front facing
- Below grade

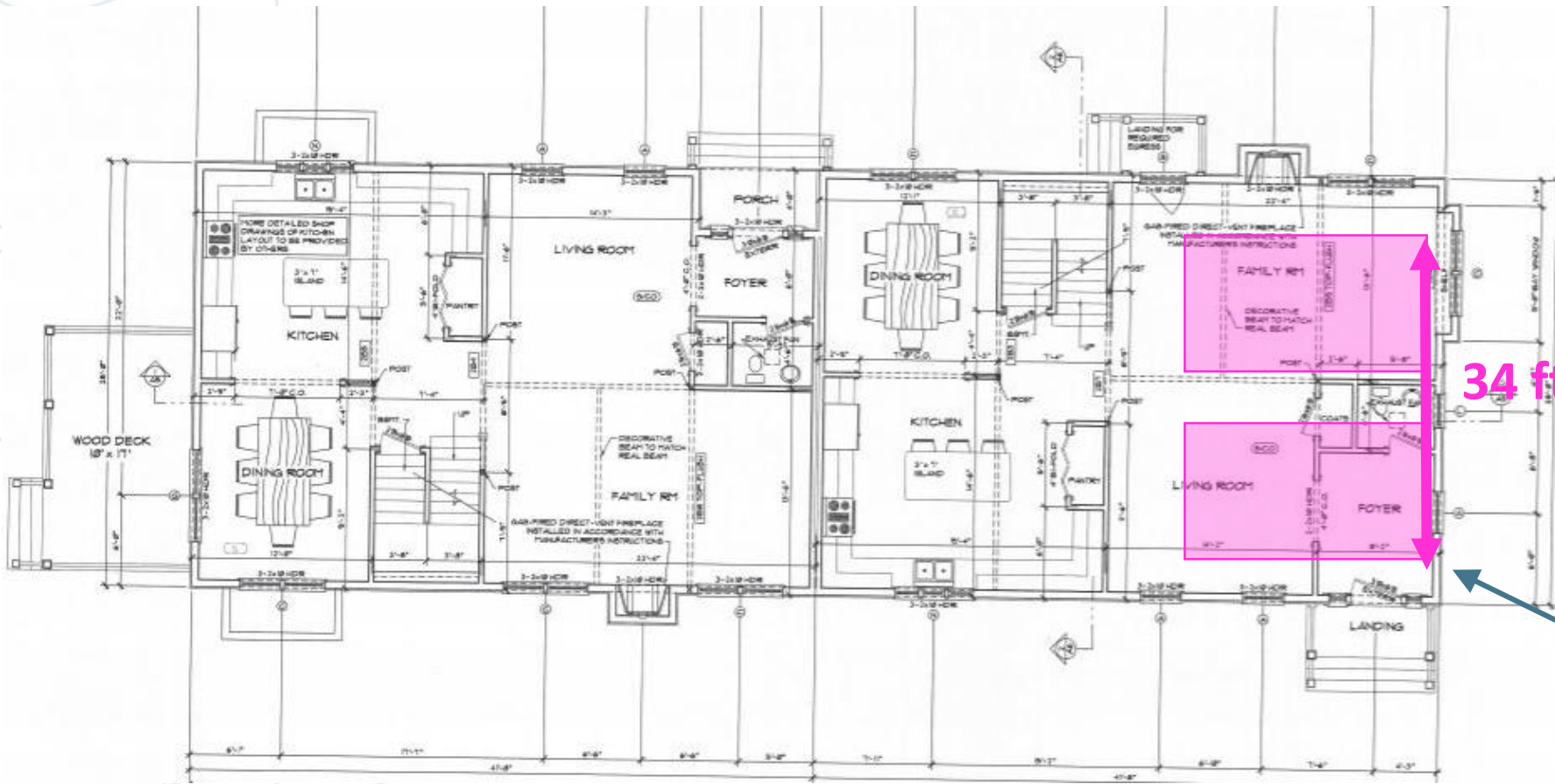


Garage Door Angle
(Sec. 3.4.4.B.2)

Primary Front Lot Line (Sec. 3.4.4.B.6)

991-993 Washington St - Location

- Within 10 ft of Front Elevation



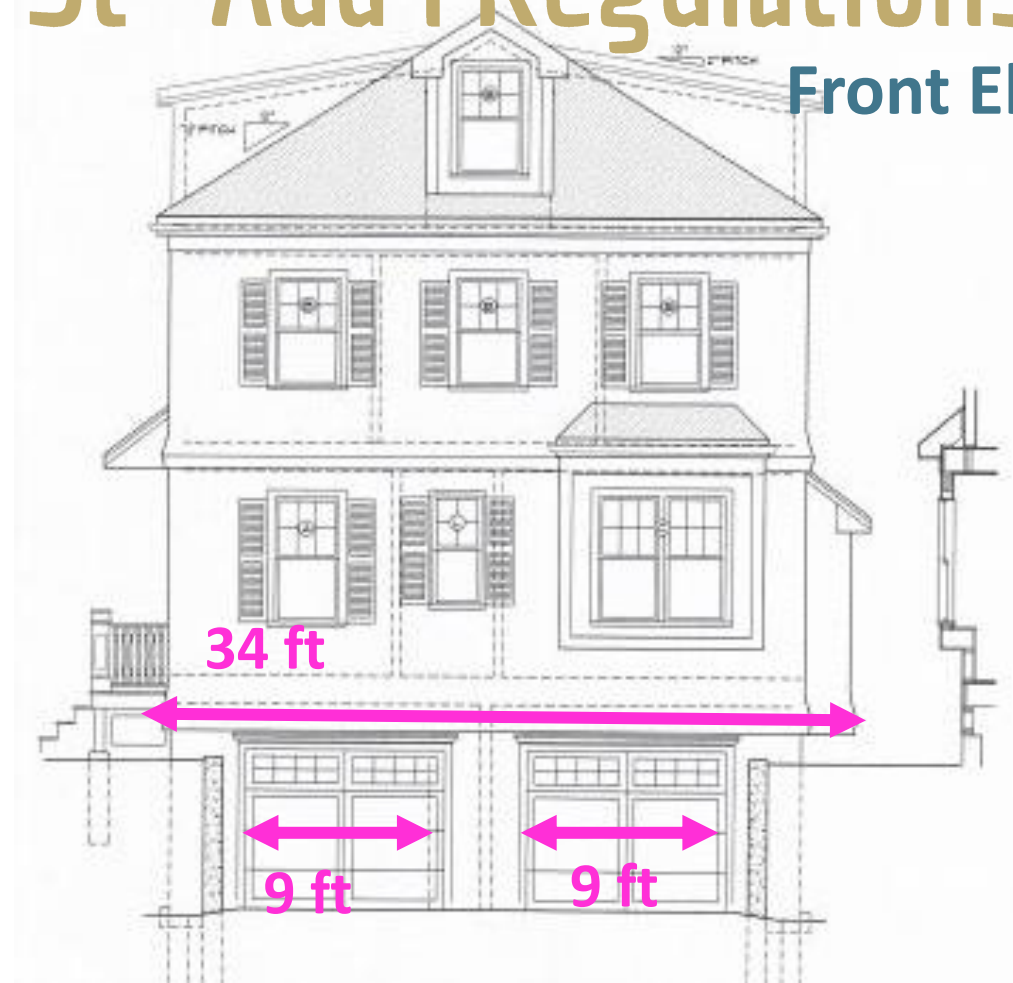
34 ft

Front Elevation

First Floor Plan

991-993 Washington St- Add'l Regulations

- Garage Doors – Single (Sec. 3.4.4.B.4)
- Door Size – 9 ft max. (Sec. 3.4.4.D.3)
- % of Front Elevation (Sec. 3.4.4.C.1)
 $18 \text{ ft} / 34 \text{ ft} = 53\%$



Front Elevation

991-993 Washington St- Summary

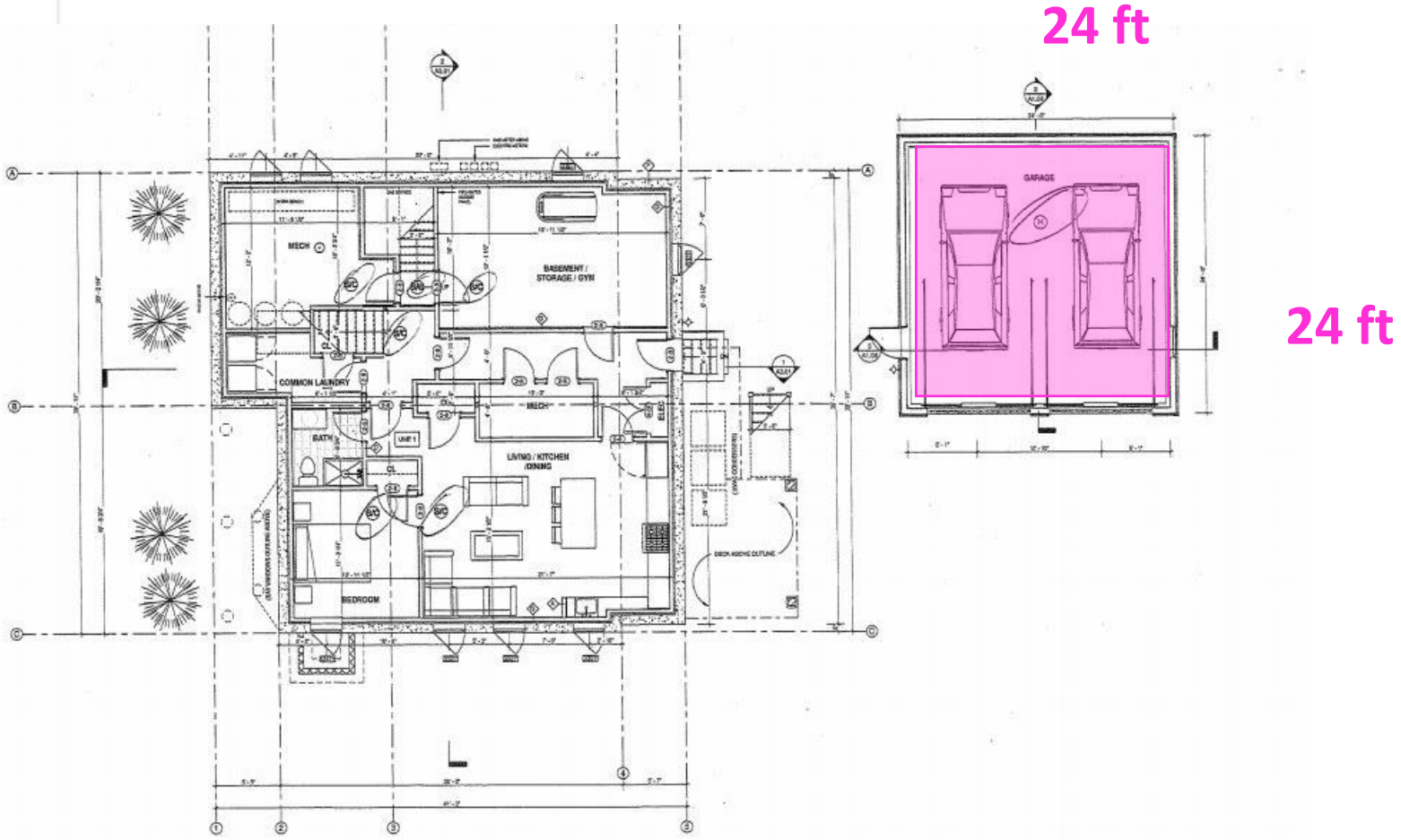
Item	Requirement	Actual	Compliant
Garage Size*	500 sf max. each/ 2 cars max each	312.2 each sf / 1 cars each	YES
Door Type (Double)	9 ft per door	9 ft	YES
Front Elevation %	45% max	53%	NO

* Two-unit buildings allowed a maximum of 500 sq ft of total garage area and space for 2 cars each per unit

Solution – reduce garage door width or increase width of building.

No Special Permit option.

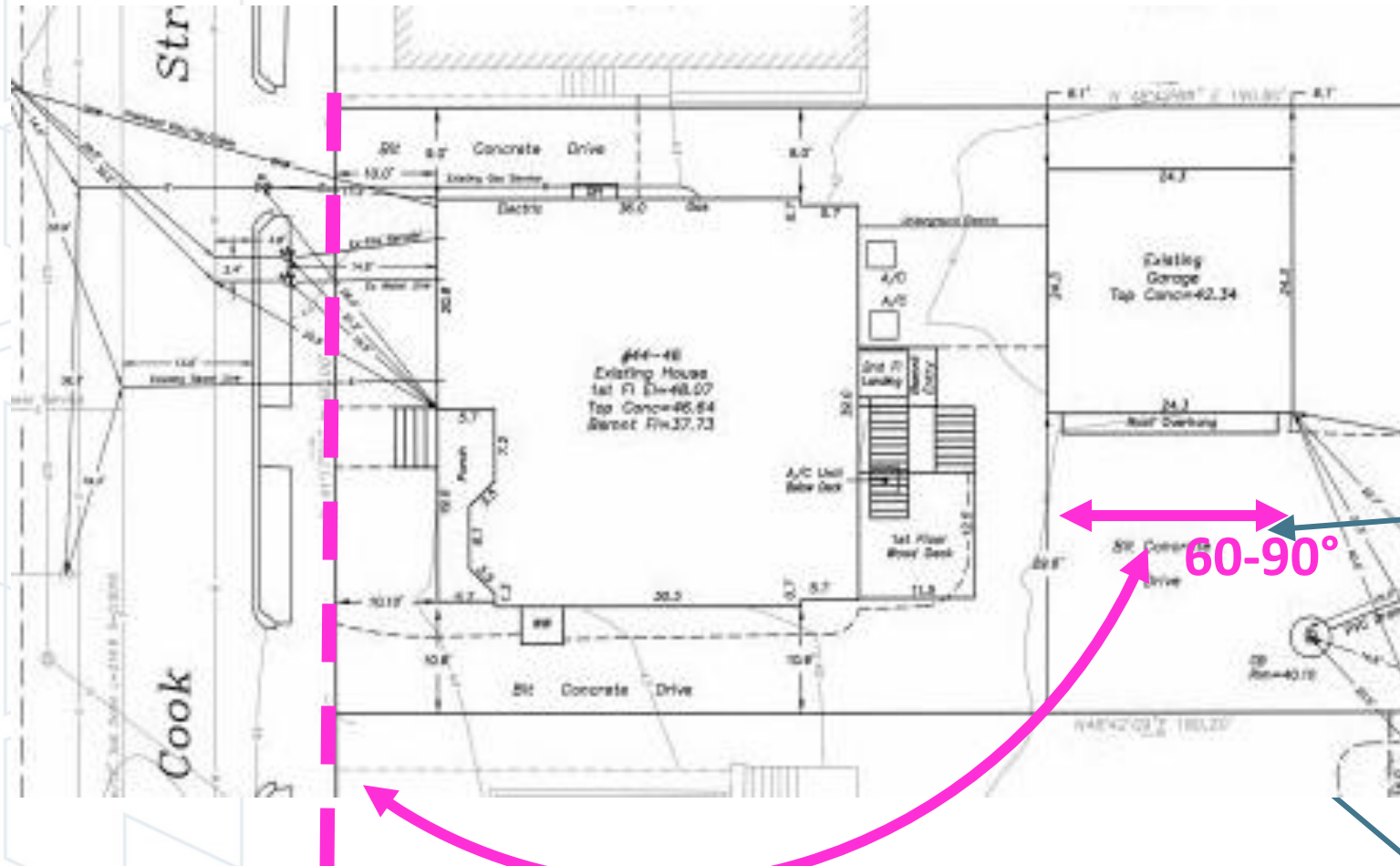
44 Cook St - Size



- Two cars
- 576 sf

Basement Floor Plan

44 Cook St - Orientation



• Side facing

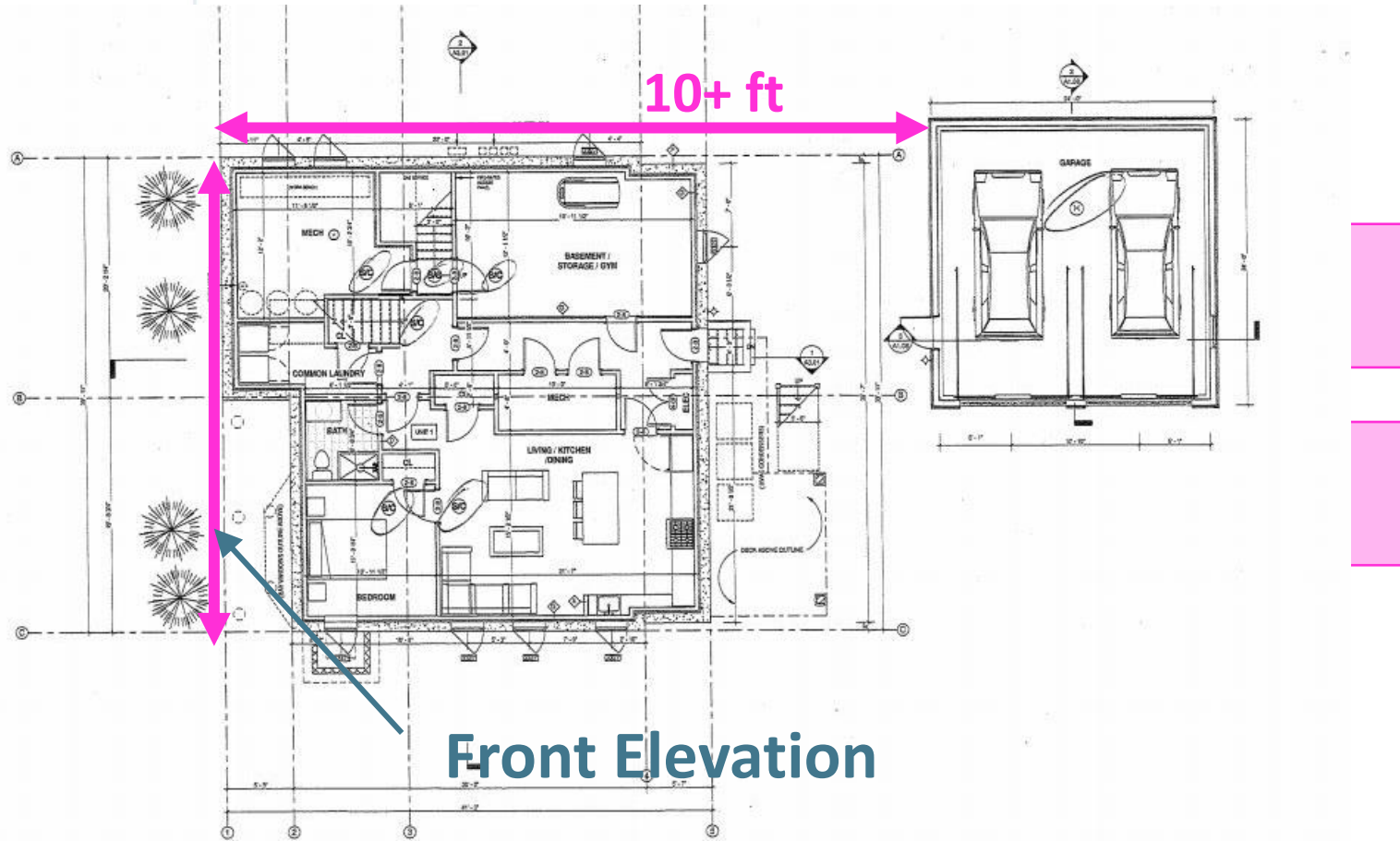
Garage Door Angle
(Sec. 3.4.4.B.2)

60-90°

Primary Front Lot Line (Sec. 3.4.4.B.6)

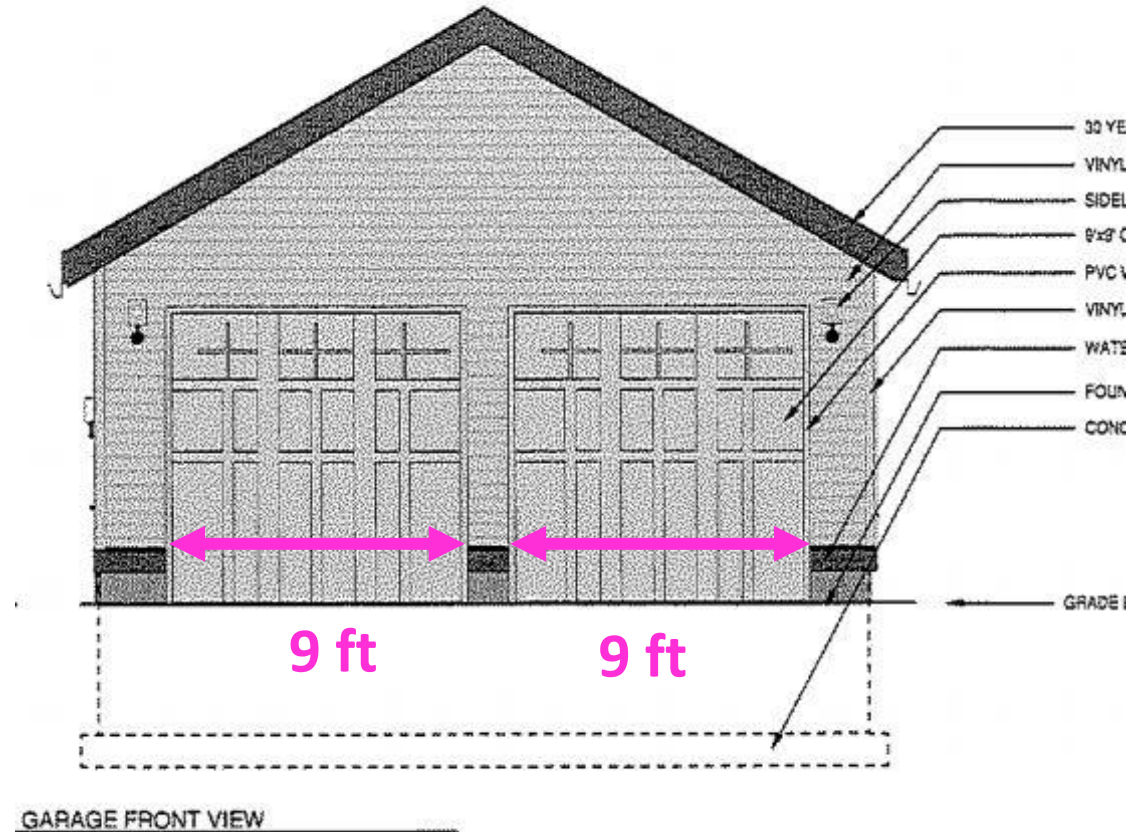
44 Cook St- Location

- 10+ ft behind Front Elevation



44 Cook St- Add'l Regulations

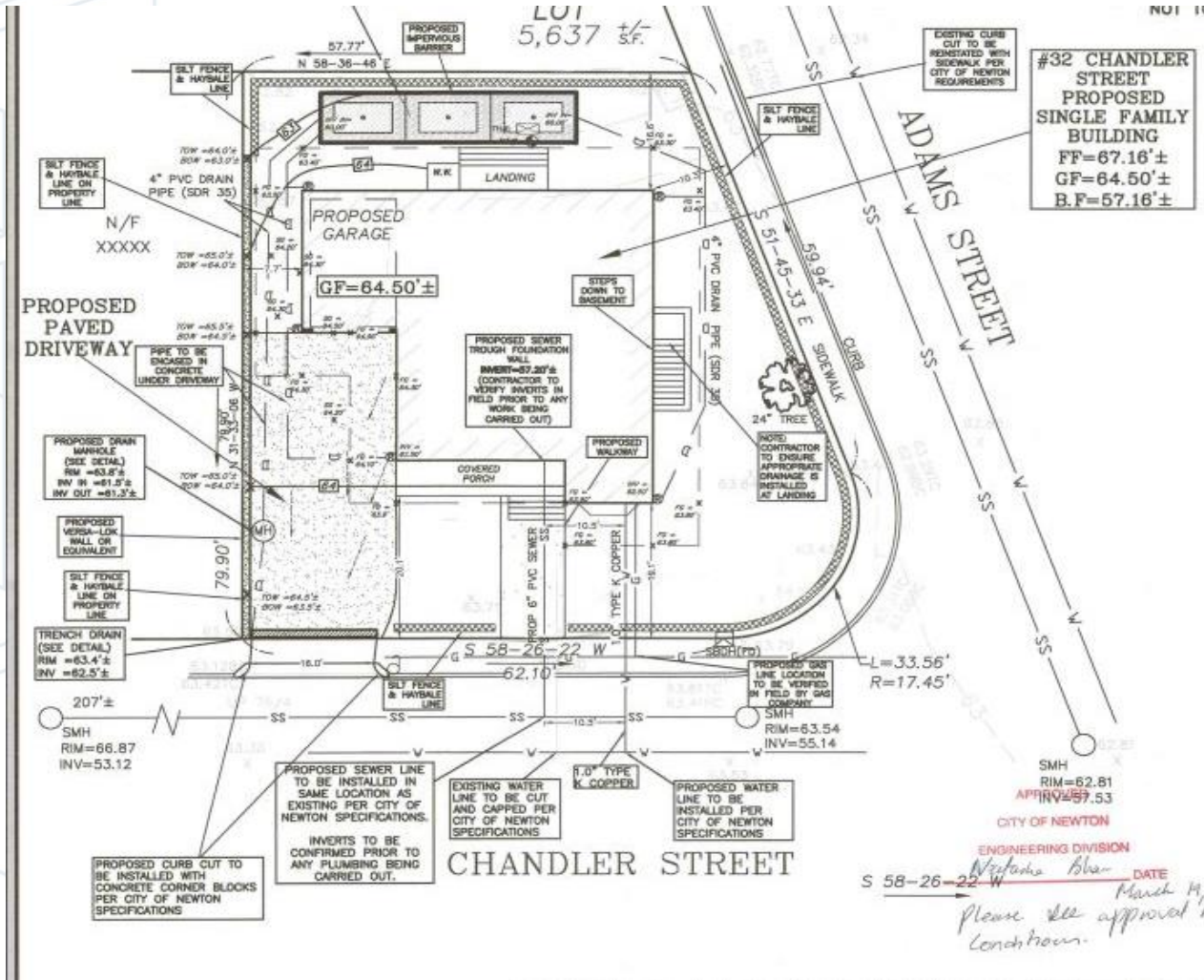
- Garage Doors – Single (Sec. 3.4.4.B.4)
- Door Size – 9 ft max. (Sec. 3.4.4.D.3)
- Minimum 5 ft separation from principal structure (Sec. 3.4.3.A.1)



44 Cook St- Summary

Item*	Requirement	Actual	Compliant
Garage Size	700 sf max.	576 sf	YES
Door Type (Single)	9 ft per door	9 ft	YES
Fenestration	N/A	N/A	N/A
Separation from principal structure	5 ft minimum	Not provided, but approx. 7 ft	YES

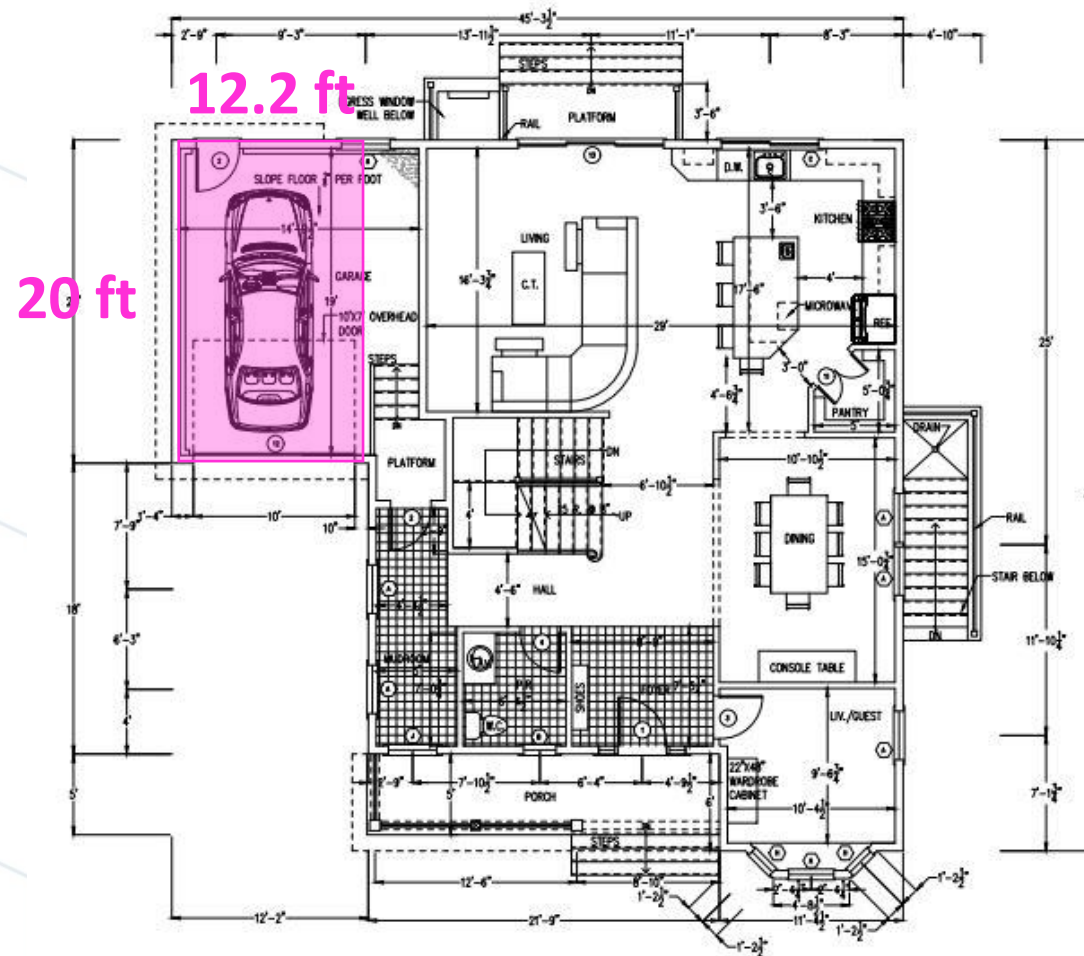
32 Chandler St - Permit # 19030574



- Single-family
- Corner lot
- Front facing
- 10+ ft behind Front Elevation

CITY OF NEWTON
ENGINEERING DIVISION
Victoria Blaw DATE
March 14,
Please see approval &
Lunchtown.

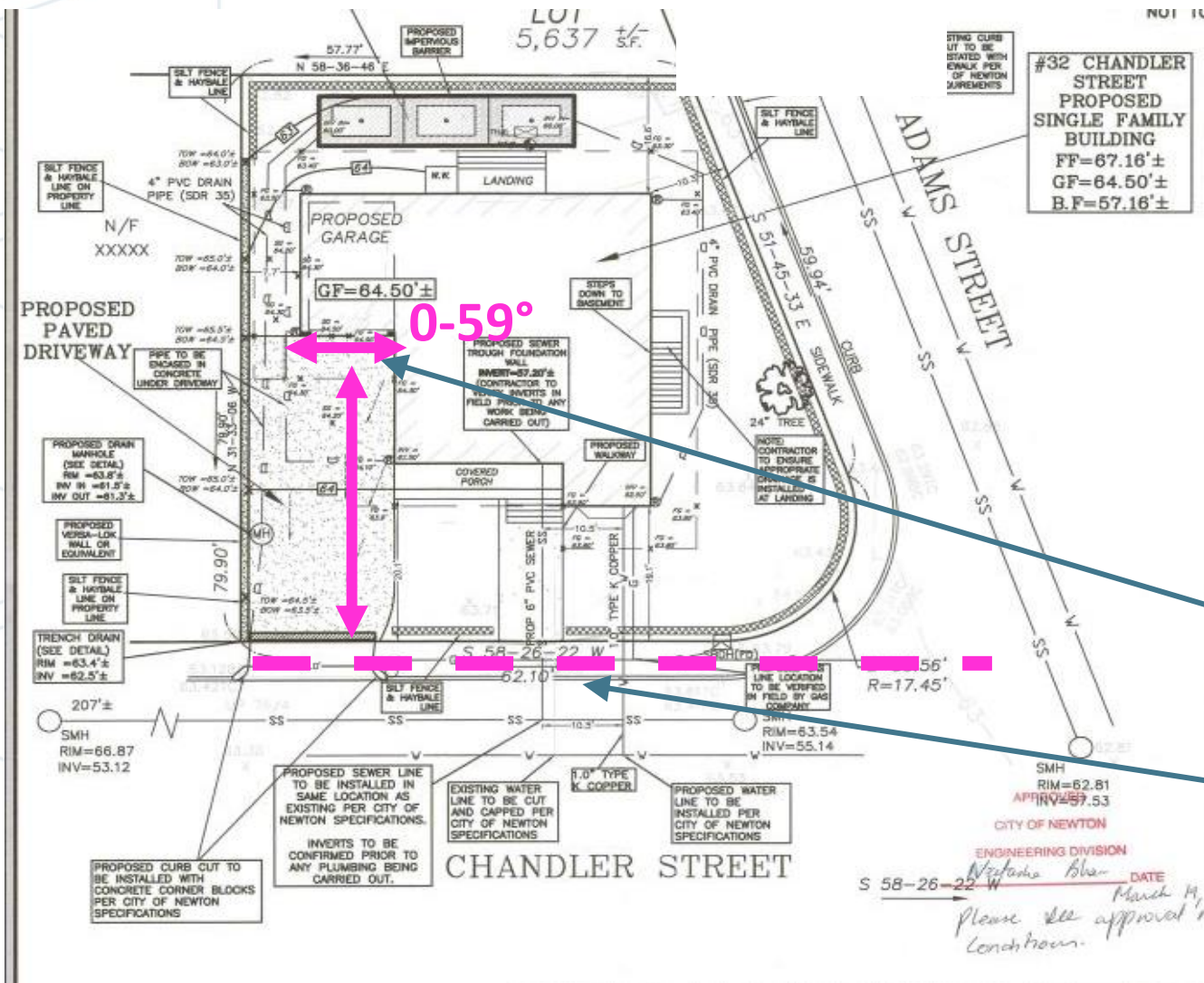
32 Chandler St - Size



First Floor Plan

- One cars
- 244 sf

32 Chandler St - Orientation



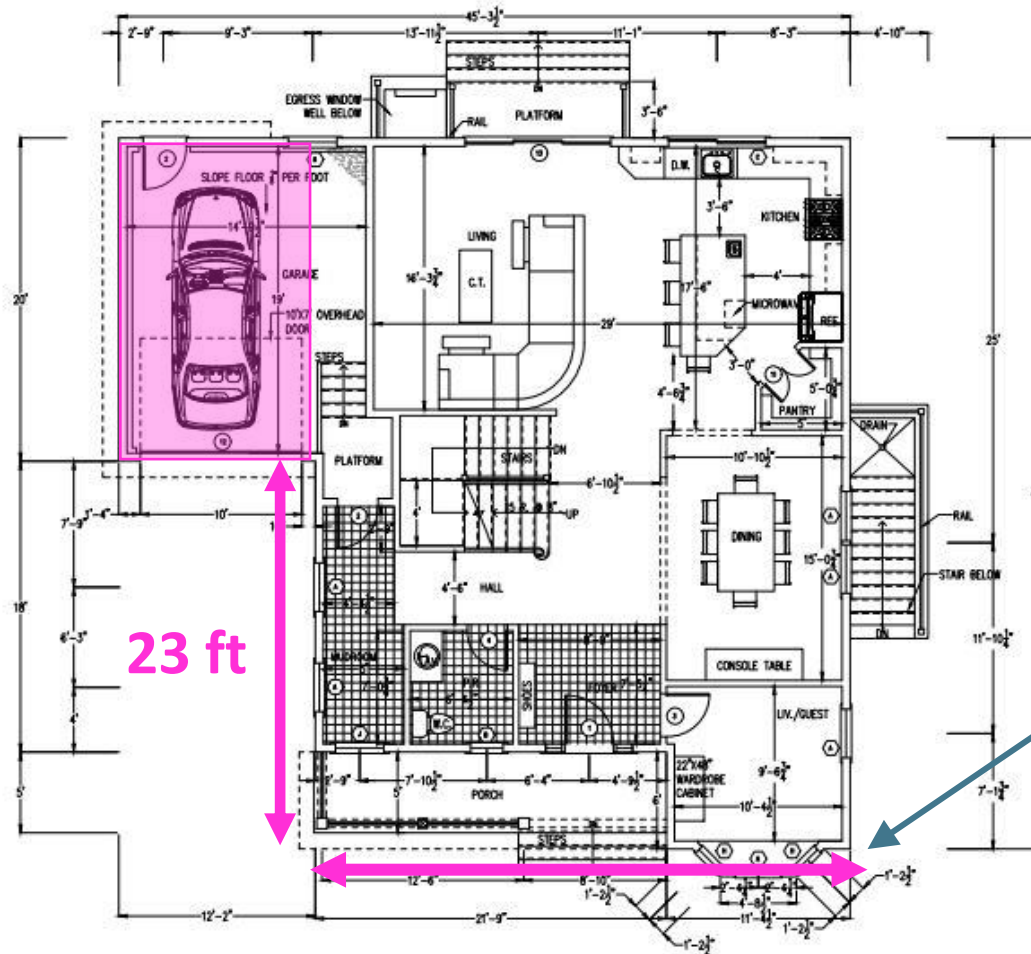
- Front facing
- Behind the Front Elevation

Garage Door Angle (Sec. 3.4.4.B.2)

Primary Front Lot Line (Sec. 3.4.4.B.6)

32 Chandler St - Location

- 10+ ft behind Front Elevation



23 ft

Front Elevation

Exempt from Front Elevation calculation (Sec. 3.4.4.G.1)

First Floor Plan

32 Chandler St - Add'l Regulations

Front Elevation



- Garage Doors – Single
- Door Size – 9 ft max.
 - Exempt (Sec. 3.4.4.G.1)

32 Chandler St - Summary

Item*	Requirement	Actual	Compliant
Garage Size	700 sf max. / 3 cars	244 sf / 1 cars	YES
Door Type (Single)*	9 ft per door	10 ft	EXEMPT
Front Elevation %**	45% max	30%	EXEMPT

*No door width max for Front Facing Garages set back 10+ ft from frontmost exterior wall

** No % of Front Elevation requirements for Front Facing Garages set back 10+ ft from frontmost exterior wall