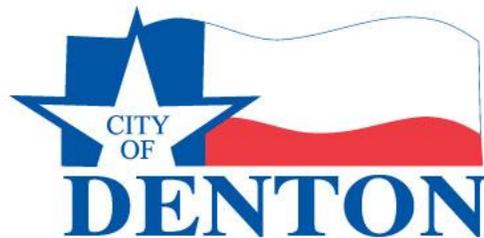


Single-Family Home – Fourplex Building Design Standards

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Garage Design

Today's Discussion

- Discuss and reach a consensus on amendments to DDC standards that have been source of conflict with developers.

Current Standard

- For front-entry garages, the garage shall be offset a minimum of three feet from the building
 - (no restriction on whether that is offset in front or behind the house)



Garage Design Research

- Identified four types of code regulation used.
 1. Maximum setback in front of front façade: 5 - 8 feet
 2. Minimum setback behind the front façade: 4 – 10 feet
 3. Minimum setback from property line: 25 feet
 4. Cannot be in front of the house
- Only one city required additional design features if garage was front-facing and/or had a smaller setback.

Front-Entry Garage Amendments

Option 1: Staff's Preference

- The garage shall not be offset more than 5 feet in front of the building or porch.

Greater than 5 ft front offset

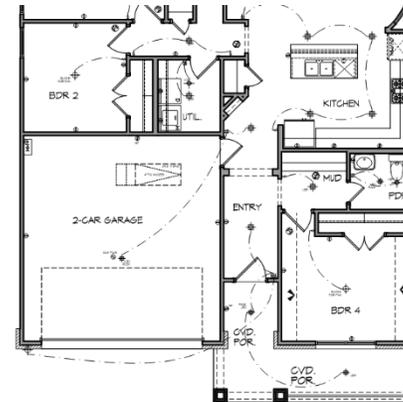


Less than 5 ft front offset



Option 2

- A front porch is required if the garage is offset less than 2 feet from the front of the building.



Next Steps

Presentation to Planning & Zoning Commission