City Council Study Session

May 31, 2018
Presenter: John Wesley, Planning Director
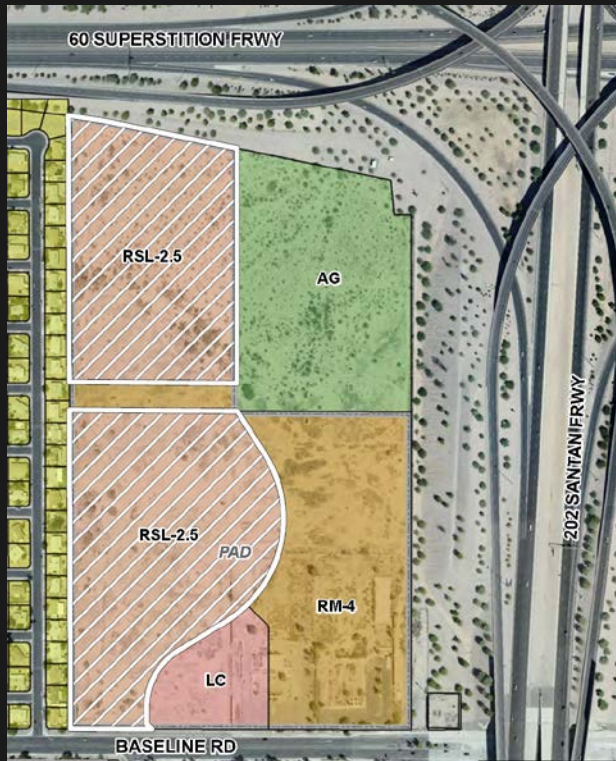
Garage Size Standards

Purpose of Garage Size Standard

- Public Safety Access
  - Reduce need to park in the driveway or street

- Provide garages that are usable for parking of vehicles

- One element of a long-term viable home and neighborhood

- Provide for water heater and a limited amount of storage

Purpose of Garage Size Standard

- Garage standards become particularly important with small-lot subdivisions
  - No driveways
  - Lack of on-street parking
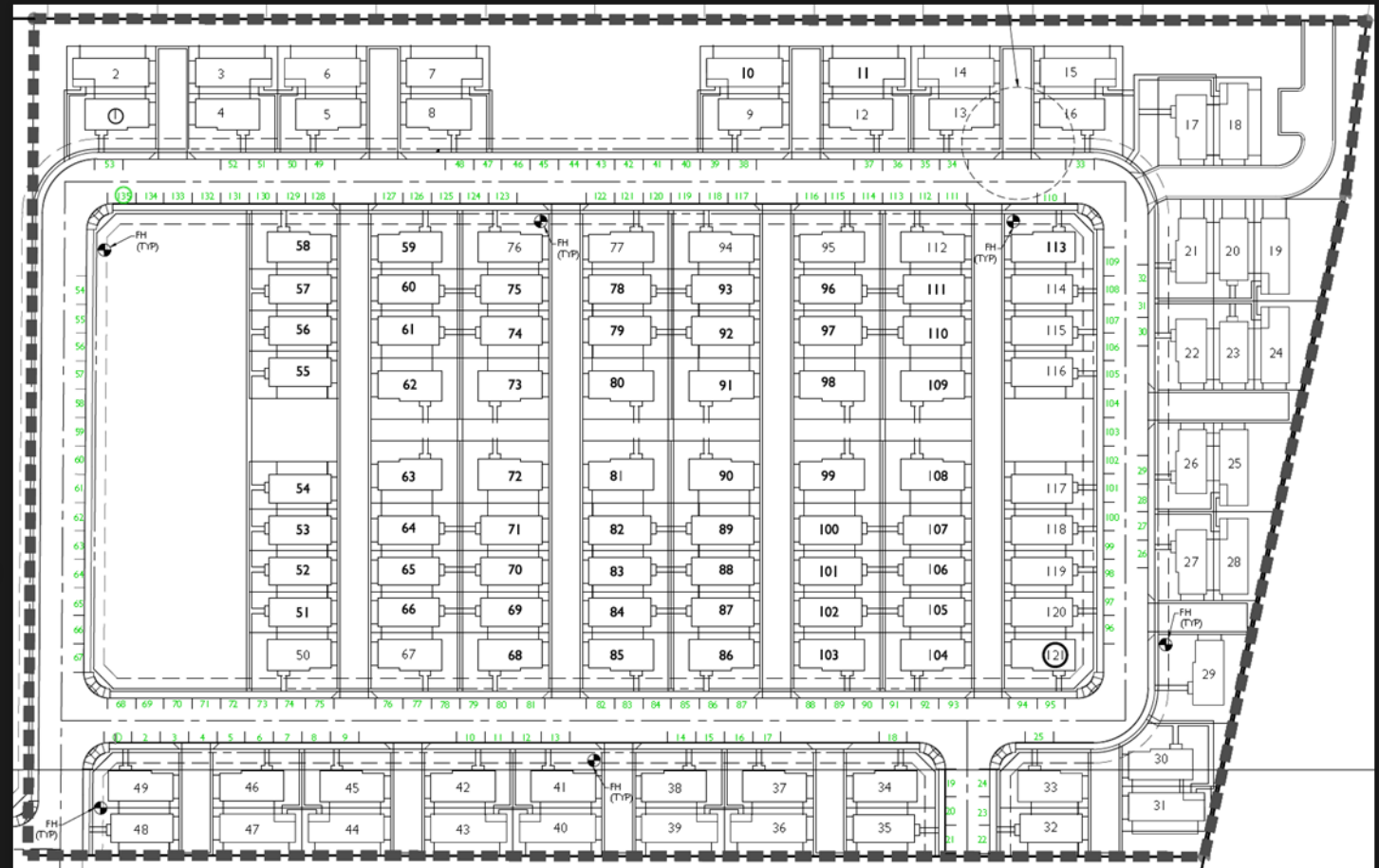 - Reduced storage capabilities
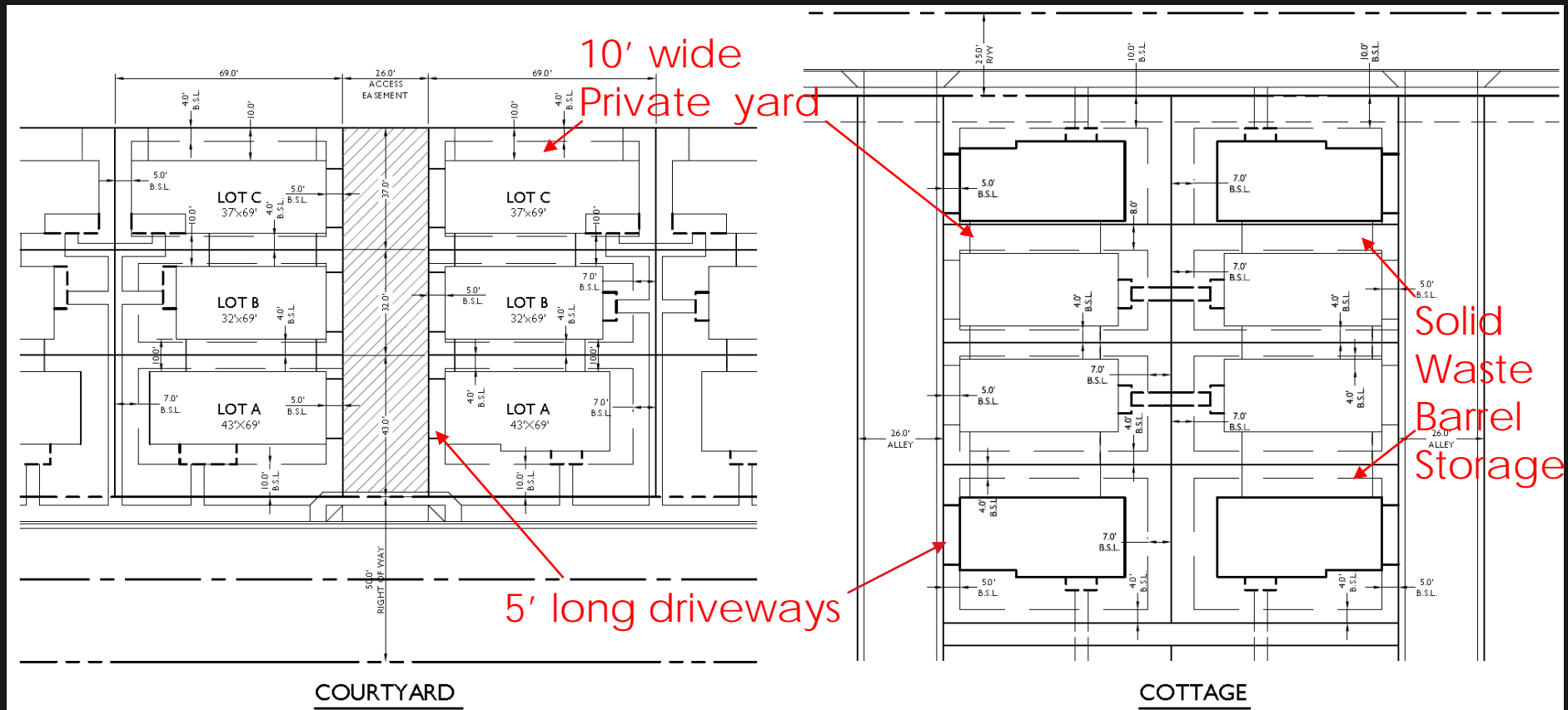
Heritage Crossing

Courtyard/Cottage Lots

Traditional Lots

On-Street Guest Parking

- Goal: 1 per home within 150'

- 135 guest spaces shown
  - Some lost with detailed design
  - Consistent with other developments

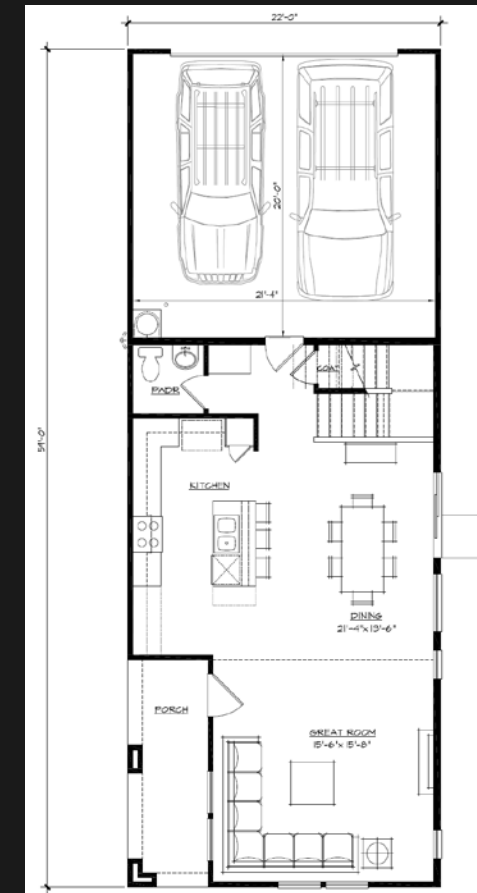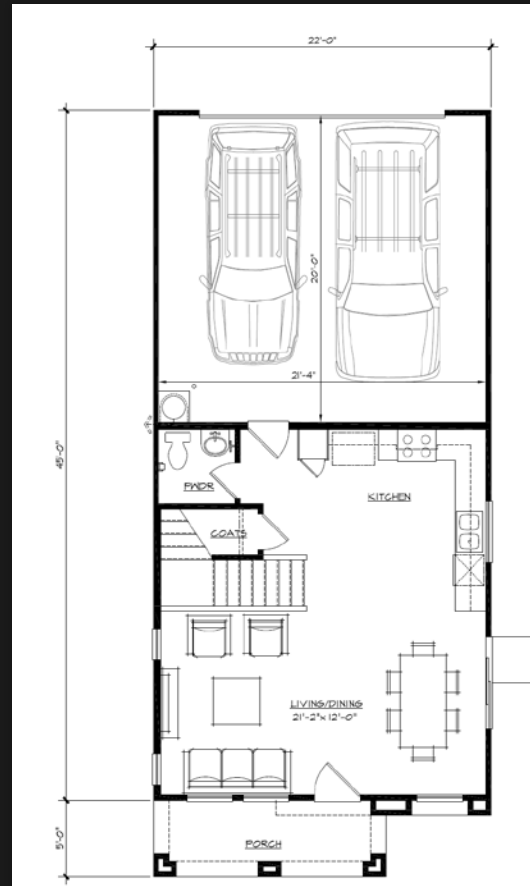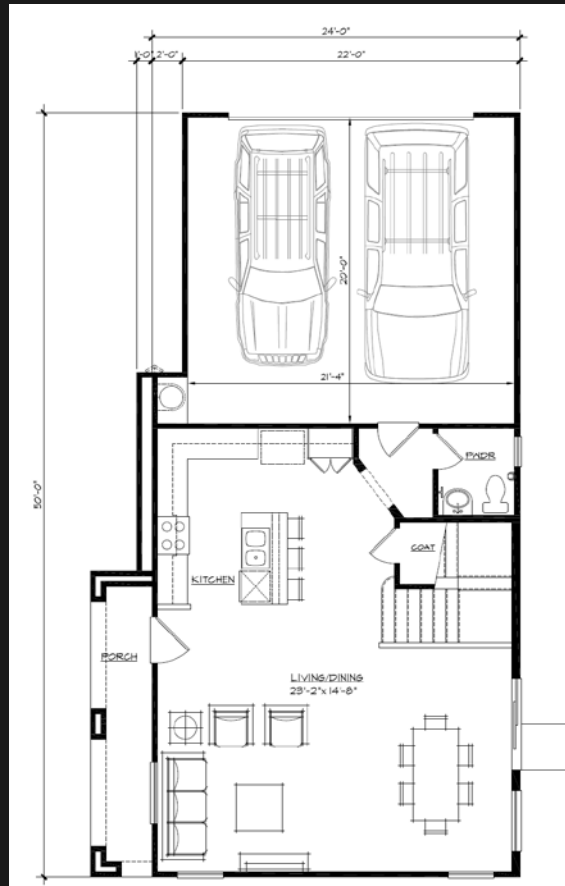- City standard street width, no issues anticipated

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Typical Lot Layouts

10′ wide Private yard

5′ long driveways

Solid Waste Barrel Storage

COURTYARD

COTTAGE

Courtyard & Cottage Floor Plans
Garages: 21'-4" x 20'

Heritage Crossing Proposal
Hawes and Baseline

Garage Standards	Required per Zoning Ordinance Section 11-32-4.F	Proposed Heritage Crossing Traditional Lot (45'x 110)	Proposed Heritage Crossing Courtyard/Alley Lots (32'x 69', 37'x 69', 43'x 69')
Width	20'	19'-4" (8" reduction)	21'-4" (1'-4" increase)
Depth	22'	22'	20' (2' reduction)
Square Footage	440 ft^2	425 ft^2 (15 ft^2 reduction)	427 ft^2 (13 ft^2 reduction)

Future Small Lot Subdivision Applications

- More detailed discussion at pre-submittal meetings on certain development standards

  i.e. create awareness on garage sizes, resident and guest parking, solid waste collection, building design etc.

- Product dimensions will be required earlier in the process at subdivision pre-platting
- Establish options for administrative reductions if can't meet minimum garage standards such as:
  - Builder provided storage/shelving in the interior or exterior
  - Placement of water heater and solid waste barrels
  - Length of driveway
  - Amount and location of additional parking
  - Overall width vs. depth of the garage

Questions?