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## NEW BUSINESS: CODE AMENDMENT INITIATION REVIEW SHEET

**Amendment:** Initiate an amendment to Title 25 of the City Code related to the neighborhood plan design tool garage placement standards.

**Description:** The garage placement tool is a design tool that is optional for neighborhoods going through the neighborhood planning process. The tool stipulates that garages within 20 feet of the front façade of the adjacent home may be no more than 50% of the width of the façade of the house (1/3 of the total house + garage façade). The intent of the tool is to minimize the mass and impact of garages, which are often built closer to the street than the home. However, section 25-2-1604(C)(2) of the land development code states that:

*"If the parking structure is less than 20 feet behind the building façade, the width of the parking structure may not exceed 50 percent of the width of the principal structure, measured parallel to the front lot line."*

Staff has interpreted "principal structure" to mean a house plus attached garage, which allows for a garage that is 1/2 of the total house + garage façade, which was not the intent of the garage placement design tool (the intent was to allow up to 1/3 of the total house + garage façade). Initiation of the proposed amendment would allow staff to create language to clarify the original intent of the design tool.

**Proposed Language:** TBD

**Background:** Initiation recommended by Codes and Ordinances Subcommittee on August 18, 2015.

**Staff Recommendation:**

**Board and Commission Actions:**

**Council Action:**

**Ordinance Number:** NA

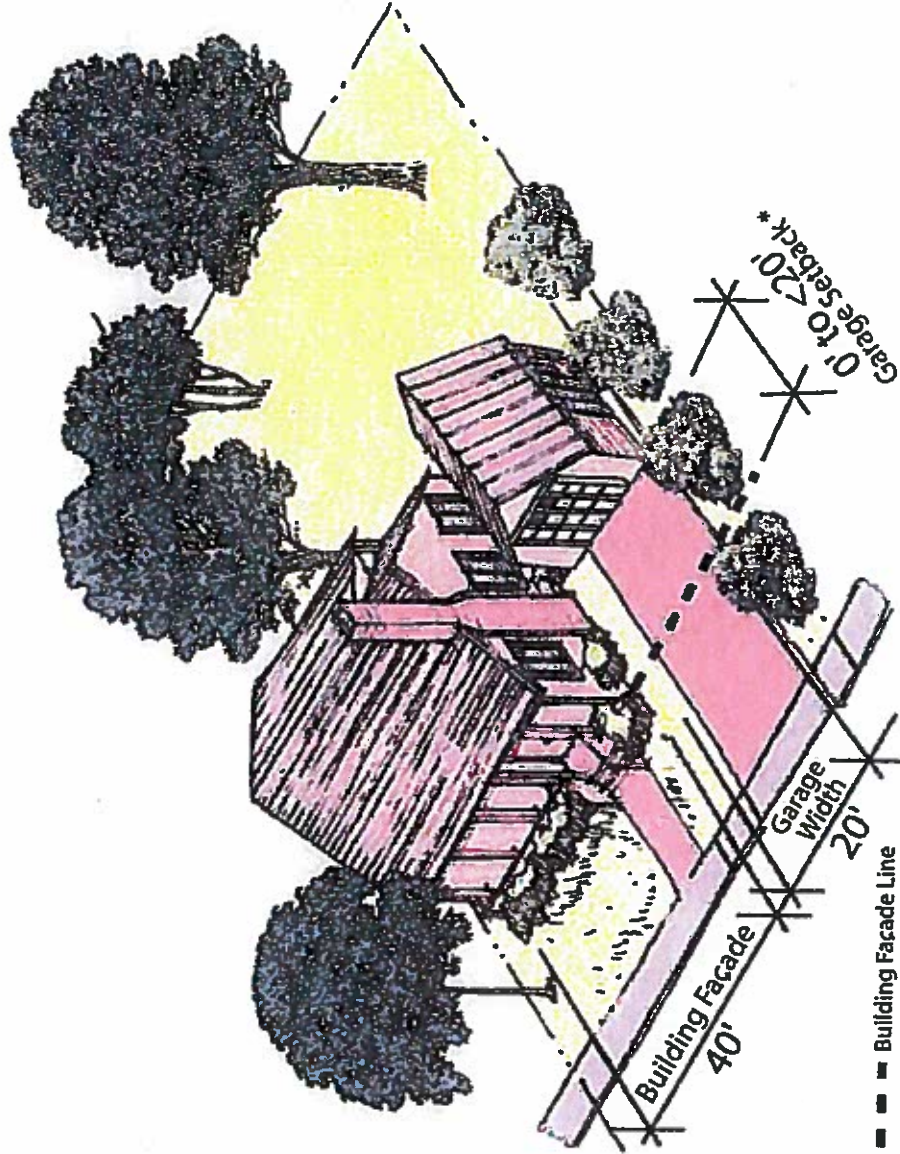
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### Garage Placement for New Single-Family Construction

LDC 25-2-1604

Attached or detached garages and/or carports with entrances that face a front yard must be located flush with or behind the front façade of a house. The width of a parking structure located less than twenty feet (20') behind the front façade of a house may not exceed fifty percent (50%) of the width of the façade of the house. For example, if the front façade of a house—not including the garage—is thirty feet (30') wide, then the garage may be no wider than fifteen feet (15').

There is no garage width limitation for side entry garages or for attached or detached garages and/or carports located twenty feet (20') or more behind the front façade of a house.



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CURRENT CODE

§ 25-2-1604 - GARAGE PLACEMENT.

- (A) This section applies to a single-family residential use, a duplex residential use, or a two-family residential use.
- (B) In this section:
  - (1) BUILDING FACADE means the front building facade of the principal structure on a lot, and the term excludes the building facade of the portion of the principal structure designed or used as a parking structure.
  - (2) PARKING STRUCTURE means a garage or carport, either attached or detached from the principal structure.
- (C) A parking structure with an entrance that faces the front yard:
  - (1) may not be closer to the front lot line than the building facade; and
  - (2) if the parking structure is less than 20 feet behind the building facade, the width of the parking structure may not exceed 50 percent of the width of the principal structure, measured parallel to the front lot line.

Source: Ord. 030925-64; Ord. 031211-11.