

§ 25-2-1604 - GARAGE PLACEMENT.

- (A) This section applies to a single-family residential use, a single-family attached residential use, a duplex residential use, a secondary apartment special use or a two-family residential use.
- (B) In this section:
- (1) BUILDING FACADE means the front- ~~facing building facade~~ exterior wall or walls of the first floor 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. Projections from front-facing exterior walls, including but not limited to eaves, chimneys, porches, stoops, box or bay windows and other similar features as determined by the building official, are not considered part of the building facade.
  - (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 front-most exterior wall of the first floor of 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 building facade principal structure, measured parallel to the front lot line, or the line determined by the building official if located on an irregular lot.

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

## 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.

