



DISCUSS SEC. 31-903 - GARAGES

DS-22-120

October 18, 2022

Background

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- On April 19, 2022, City Council provided a Motion of Direction to change the draft language in Sec. 31-903 to make both subsection (a) and subsection (b) required.
- On April 26, 2022, the City Council adopted Architectural and Site Design Standard. As adopted, Sec. 31-903(b) effectively prohibits protruding garages, or “snout houses”.
- This provision is intended to minimize the visual impact of garage doors on the streetscape.

Current Standard

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Killeen Code of Ordinances Sec. 31-903. – Garages.

If a garage is provided, the following standards shall be met:

- a) A garage door facing the street shall not comprise more than fifty (50) percent of the horizontal length of the front elevation; *and*
- b) The exterior wall on either side of the garage door shall not protrude further than any other horizontal building plane on the front elevation.

This standard is applicable only to the width of the garage door, not the entirety of the garage.

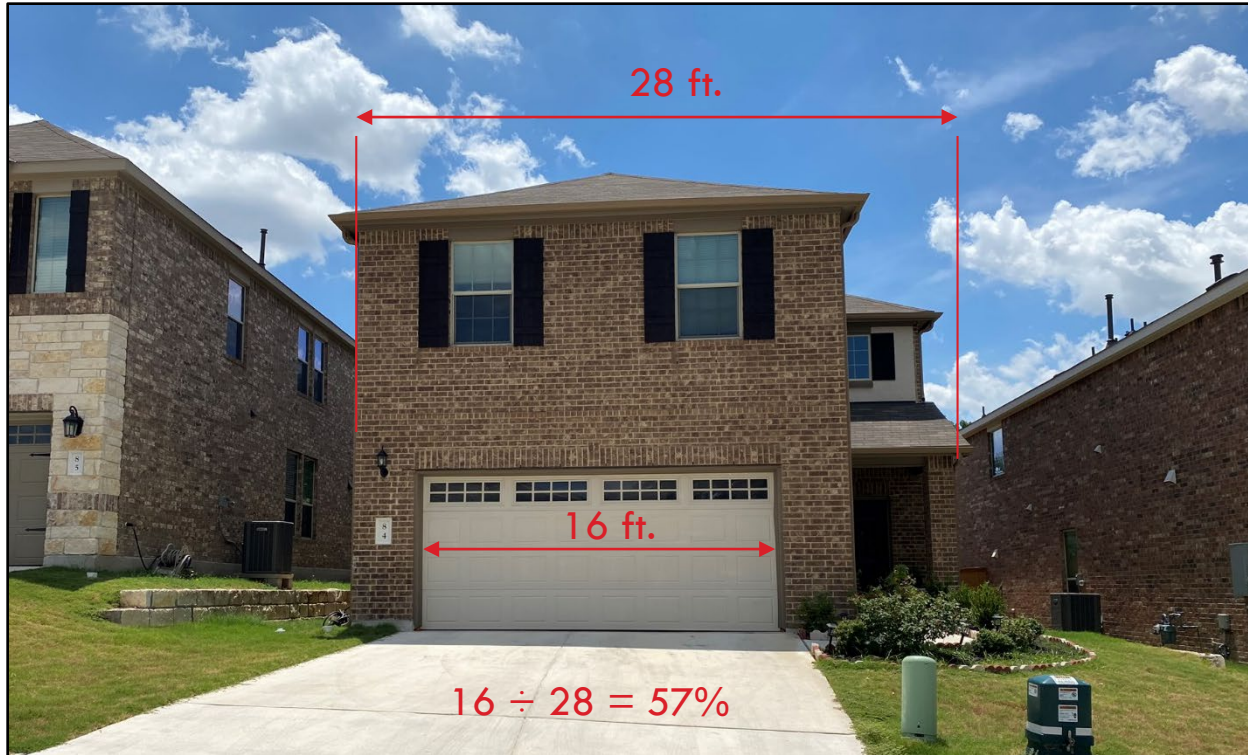
Protruding Garage Doors

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Protruding Garage Doors

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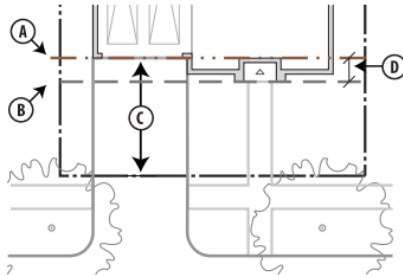


City of Frisco

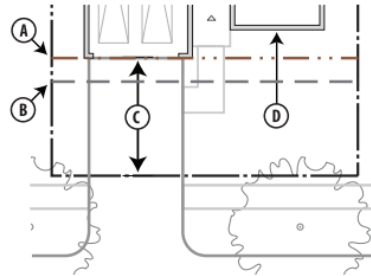
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Garage Setback

The garage face shall be set back a min. of 25' from the front property line, and in no instance extend beyond the front building façade (Zoning Ordinance, Section 4.07.18).



- (A) 25' Garage Setback Line
- (B) 20' Building Setback Line
- (C) 25' min. between the garage face and the property line
- (D) 5' min. between building face and garage face



"Snout House" - where the garage juts out in front of the building line - is NOT allowed.

"SNOUT" HOUSE - NOT ALLOWED

- (A) 25' garage setback line
- (B) Front building setback line
- (C) 25' min. distance between garage face and property line
- (D) In no instance may the garage extend forward beyond the front façade

* Refer to the standards outlined in pages 8 - 13.

City of Leander

(g) Residential dwelling street-facing garage standards. To prevent residential streetscapes from being dominated by garage doors, and to allow the visually interesting features of the house to dominate the streetscape, the following standards shall apply:

- (1) All residential dwellings in the CH, SFL and SFT districts and on any lot or building envelope less than fifty (50) feet wide may provide access to garages from a rear alley.
- (2) All garages and parking areas in NR districts shall be accessed from a rear alley or located behind the primary structure.
- (3) Three car garages in the SFC district may only have two (2) street facing garage bay openings unless the lot is wider than fifty (50') feet.
- (4) No residential dwellings within the SFR districts shall have front entry, street facing garages forward of the front wall of the primary structure.
- (5) No more than two (2) street facing garage bays may be adjacent to each other on attached dwellings such as duplexes and townhouses.
- (6) Except as provided for in this subsection, street-facing garages must be recessed at least five (5) feet behind the ground floor living area of the dwelling or a roof-covered porch that is at least seven (7) feet wide by six (6) feet deep.
- (7) For properties with the CH, SFT, SFL, or SFC use components, street-facing garages that incorporate enhanced architectural features as described in this section, may be flush or protrude up to five (5) feet in front of the ground floor living area of the dwelling or roof-covered porch that is at least seven (7) feet wide by six (6) feet deep, but in no case shall the garage be setback from the street less than the minimum setback for the zoning district.

City of Buda

02.09.08. Single Family Design

A. Front Façade

No single front façade of a home may be duplicated within six (6) lots as measured along the curb line.

B. Requirements

The following requirements apply to all new single family residential developments (including Dwelling, Single Family (Detached), Dwelling, Single Family (Patio Home), and Dwelling, Single Family (Attached – Duplex) structures).

1. Garages Provided

a. Garage Requirements

i. If a garage is provided, the following dimensions shall be required, unobstructed by fixed equipment:

(a) Minimum interior depth of twenty (20) feet, and

(b) Minimum interior width of twelve (12) feet for a one-car garage, or twenty (20) feet for a two-car garage.

ii. If a garage is not provided, exposed parking or carport must meet garage setback requirements noted in b below.

b. Setback From Building Face

A garage face shall be set back at least five (5) feet from the longest front building plane of the house or front porch, unless utilizing a J-swing design (see 2 below).

c. Setback from Rear Property Line

Single family garages shall be set back at least ten (10) feet from the rear property line if the height does not exceed 20'; otherwise the same setback standards as main building shall apply.

d. Recessed Door

Garage door shall be recessed a minimum of twelve (12) inches from the garage face (see Figure 36).

City of Lockhart

(2) Additional parking requirements within residential districts.

- a. Each dwelling unit of the SF-1 and SF-2 development type shall provide covered vehicle parking in the form of a carport or garage having a usable parking area, exclusive of storage or other functions, of at least 440 square feet (two vehicles) for the SF-1 development type or 220 square feet (one vehicle) for the SF-2 development type. Carports shall be provided with an integral enclosed storage room of at least 40 square feet.

Garages and carports shall not extend closer to the front property line than the wall or covered porch of the front of the house that is closest to the front property line. Front-facing garage doors for single-car and two-car garages shall not occupy more than 40 percent, and front-facing garage doors for three-car garages shall not occupy more than 50 percent, of the width of the house.

- b. Driveways may be considered off-street parking in all residential districts, except for those development types having more than four dwelling units per structure.
- c. Off-street parking shall be upon the same tract as the dwelling unit in residential low density and residential medium density districts.
- d. Off-street parking in residential high density districts may be upon the same tract as the main structure or upon a parking lot within 200 feet of the main structure.
- e. Any dwelling unit housing a home occupation shall provide one additional off-street parking space beyond the normal minimum requirement. If there is an employee of the business who is not a resident of the dwelling unit, a second additional space shall be provided. The additional parking spaces shall comply with the applicable standards for size, surface material, and accessibility as are normally required for the type of dwelling being served.
- f. Any residence used to house nonfamily residents shall provide one additional off-street parking space per residence room.

City of Round Rock (PUD)

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7. DEVELOPMENT STANDARDS

7.1. Lot size, setbacks and coverage⁽¹⁾

| | |
|--|-------------------------------------|
| Minimum Lot Area | 6,500 sf. |
| Minimum Lot Width | 50 ft. |
| Minimum Width of Principal Building | 20 ft. |
| Minimum Setback from street (ROW) | 20 ft./7.5 ft. ⁽⁵⁾ |
| Minimum Garage Door Setback from Street (ROW) | 25 ft./15 ft. ⁽⁶⁾ |
| Minimum Rear Setback | 10 ft. |
| Minimum Side Setback | 5 ft. |
| Maximum Height of Principle Building | 2.5 stories |
| Minimum Setback for Accessory Building | 5 ⁽²⁾ |
| Maximum Height of Accessory Building | 15 ft. |
| Maximum Height of Fence within Street Yard | 3 ft. ⁽³⁾ |
| Maximum Height of Fence outside of Street Yard | 8 ft. ⁽³⁾ ⁽⁴⁾ |
| Maximum Lot Coverage | 50% |

- (1) Special purpose lots, including but not limited to landscape lots and utility lots, are exempted from these requirements
- (2) Accessory buildings or structures are not permitted in any front street yard
- (3) All fences shall provide a finished face to abutting streets.
- (4) Fences shall not conflict with sight triangles at street intersections or obstruct views from adjacent driveways.
- (5) For corner lots, the side setback is 7.5 feet from the ROW.
- (6) Side-entry garages shall have a 15 ft. setback from the street (ROW).

Recessed Garage Doors in Killeen

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- Castleton Drive
- Yowell Ranch Ph. 3
- Stylecraft
- 2015
- 60-foot lot

Recessed Garage Doors in Killeen

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- Lorne Drive
- Yowell Ranch Ph. 3
- Continental Homes
- 2014
- 60-foot lot

Recessed Garage Doors in Killeen

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Recessed Garage Doors in Killeen

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Comprehensive Plan Implementation

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Big Idea # 5.

Neighborhoods, not subdivisions, make great places for everyone.

- ❑ “Streets and public spaces should be designed to prioritize walkability and human interaction over automobiles.” (p. 93)

Comprehensive Plan Implementation

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NH5 Update design standards to enhance the quality of buildings, infrastructure, and neighborhoods.

1. Overhaul design and construction standards with a new focus on quality and appearance of residential and commercial buildings.

Possible Options

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- ❑ Change “and” to “or” to allow for snout houses;
- ❑ Change the standard to allow garages to protrude up to a certain number of feet;
- ❑ Prohibit snout houses in some zoning districts, but not all;
- ❑ Establish a greater front setback for garages vs. houses;
- ❑ Reduce the front, side, and/or rear yard setbacks to make it easier to meet the current standard; or
- ❑ Change the standard to allow protruding garage doors on a certain percentage of homes on a block.

Recommendation

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- Staff does not recommend changes to Sec. 31-903 at this time.