

D. Garages and parking areas.

(1) For houses with garages currently accessed by alley, new garages shall also be accessed by alley. Such garages may be attached to the house.

(2) Garages currently accessed by driveway from the front or side of a house may be attached so long as they are consistent with the required setbacks and with the following conditions:

(a) Forward-facing or side attached garages shall be permitted if the scale and massing of the house and garage is consistent with the design area and not the dominant feature of the house.

(b) The front line of any forward-facing attached garage should be set back from the majority of the front line of the house a distance sufficient to reduce the relative overall scale of the garage as compared to the house front facade and ensure that the front house facade is the dominant feature when observed from the street.

(c) Attached garages located at the front or side facades of the house should be no wider than 1/2 the width of the total structure facade which includes the garage doors.

(d) New or expanded attached garages for three cars should be either turned sideways to the street, configured as two tandem spaces and one single space, or split or offset as two distinct garages, a two-car garage and a one-car garage.

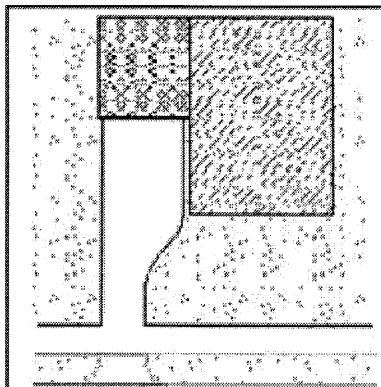
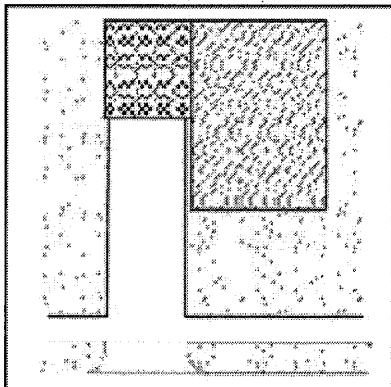
(e) Attached garages on corner lots should be located to avoid driveway paving at or near the corner unless the paving forms an entry court of superior design.

(f) No single vehicle entry door of an attached garage shall in width exceed 30% of the width of the total combined residence and garage structure.

(3) The least amount of paved surface necessary on a lot for driveways and parking is encouraged. Curb cuts, driveways and parking surfaces should be no more than the width of two cars, except as follows:

(a) Paved areas may be flared to allow access to three-car garages.

(b) Curb cuts or paved surface connection of up to three car widths per lot are permitted along alleys.



Figures 3 and 4. Avoid unnecessary driveway paving. Driveway pavement minimized.