

RIP and BHD Front Garages and Parking Regulations Comparison

Yellow highlights differences in proposed regulations

4-plex	RIP	BHD
Garage standards (base zone)		
Maximum length of garage wall	50% of façade (applies to structured parking too). Prohibited on facades <22'.	50% of façade (applies to structured parking too).
Limitation on garage in front of rest of building	Yes (applies to 4-plexes)	No (applies to garages only, not to structured parking)*
Parking & vehicle area (33.266)		
Parking location	5' setback from street (L2)	5' setback from street (L2)
Vehicle area (i.e. driveways/ surface parking)	Not allowed between building and street Driveways to parking areas inside a building are allowed	Not allowed between building and street Driveways to parking areas inside a building are allowed

Narrow Lots (<32 feet wide)	RIP	BHD
Garage standards (base zone)		
Maximum length of garage wall	50% of each unit façade Prohibited on facades <22'.	50% of combined façades.
Limitation on garage in front of rest of building	Yes (when there is a garage)	Yes (when there is a garage)
Parking & vehicle area (33.266)		
Parking location	Parking not allowed in first 10' or street side setback. Parking prohibited between building and street when façade is <22'.	Parking not allowed in first 10' or street side setback. Parking not allowed between front building line and street
Vehicle area (i.e. driveways/ surface parking)	Maximum 40% of area between front building line and street. Vehicle area prohibited between building and street when façade is <22'.	Maximum 40% of area between front building line and street. Driveway allowed to access garage (if meets 50% standard).

Questions – for consistency:

1. Should garage limitations be based on each individual façade, or combined façade width?
2. Should front parking regulations be changed to limit front parking in the same way?
3. Should the restriction on parking locations be “between the building and the street” or “between the front building line and the street”? The latter would allow for parking to the side of front of façade.

*Staff supports changing multi-dwelling regulations so that structured parking is not allowed to extend in front of the rest of the building, consistent with regulations for garages.

Note: “Not allowed” means that requests can be made for an adjustment to a standard (through a discretionary land use review). “Prohibited” means there is no option for an adjustment to a standard.

Attached houses on either narrow or standard lots	RIP	BHD
Garage standards (base zone)		
Maximum length of garage wall	50% of each unit façade. Prohibited on facades <22' .	50% of combined façades.
Limitation on garage in front of rest of building	Yes (when there is a garage)	Yes (when there is a garage)
Parking & vehicle area (33.266)		
Parking location	Parking not allowed in first 10' or street side setback, but front parking allowed when outside this setback. Parking prohibited between building and street when façade is <22' .	Parking not allowed in first 10' or street side setback. Parking not allowed between front building line and street
Vehicle area (i.e. driveways/ surface parking)	Maximum 40% of area between front building line and street. Vehicle area prohibited between building and street when façade is <22' .	Maximum 40% of area between front building line and street. Driveway allowed to access garage (if meets 50% standard).

Houses, Duplexes, Triplexes on standard lots (32'+)	RIP	BHD
Garage standards (base zone)		
Maximum length of garage wall	50% of façade	50% of façade
Limitation on garage in front of rest of building	Yes (when there is a garage)	Yes (when there is a garage)
Parking & vehicle area (33.266)		
Parking location	Parking not allowed in first 10' or street side setback, but front parking allowed when outside this setback.	Parking not allowed in first 10' or street side setback. Parking not allowed between front building line and street (does not apply to detached houses on wide lots).
Vehicle area (i.e. driveways/ surface parking)	Maximum 40% of area between front building line and street.	Maximum 40% of area between front building line and street.

Other parking requirements	RIP	BHD
Minimum parking	None (always)	None for sites ≤10,000 sf
Alley access	Required (always)	Required (except on lots >10,000 sf)