

Policy clarification document

42-156: Garage Building Line requirement for the side of corner lots in Extra-Territorial Jurisdiction (ETJ)

Garage building setbacks are designed to allow for vehicular parking on the driveway. This ensures that vehicles parked thereon do not encroach into the right-of-way (which includes sidewalks). It has been found that a Garage Building Lines (GBL), for the portion of any garage or carport which faces a public street, set at 20 feet provides an adequate safe distance for this.

However, the original plat and subsequent replats can create an issue with the orientation of the garage, its setback and street access. Corner residential lots have historically shown that the longer property line for the lot would be considered as the side and that the shorter length would be considered the frontage. Therefore, the side of the lot would require a 10 feet BL assuming that the Single Family Residential (SFR) lot's garage entry orientation would not come from the said side. These assumptions aligned well with the housing product being developed between 1950s through the early 2000s. More recent SFR product types have included the older style lots with rear garage entry orientation on corner lots to include access to the side street.

In an attempt to relieve confusion, the typical lot layout was designed to clarify that the 20 feet GBL shall be applied should the garage be oriented to take access from a corner lot's side street. In 2013, amendments to Ch. 42 clarified the requirement of 20 feet BL for all garages facing the street in the ETJ. Unfortunately, this has not been clear to designers and plan reviewers and as a result many garages have been constructed at 10 feet facing and taking access from the side street, thereby allowing vehicles in the driveway to encroach into the ROW and obstruct sidewalks.

RESOLUTION

When a subdivision plat is proposing SFR lots in the ETJ with a 20 feet or more front BL and 10 feet or more side BL for corner lots (not using the 10/20 typical lot layout) then per 42-156(c) the garage facing the street shall be set back 20 feet.

When the replatting of a property occurs on a corner lot and the owner/designer decides to reorient the face of the garage to the side street with 10 feet BL, the garage shall remain set back 20 feet from the street. The BL will be 20 feet minimum for the front of the garage and 10 feet minimum for the side of the garage.

To make it clear to the developer, homebuilder and the property owner about this ordinance requirement, the Planning and Development Department will be requiring the inclusion of 20 feet GBL on the face of the plat for all corner lots when the lot typical lot layout is not used.

If the developer, homebuilder or the property owner prefers to use the typical lot layout, refer to the revised diagram shown below and add the diagram and notes to the plat.

NOTE:

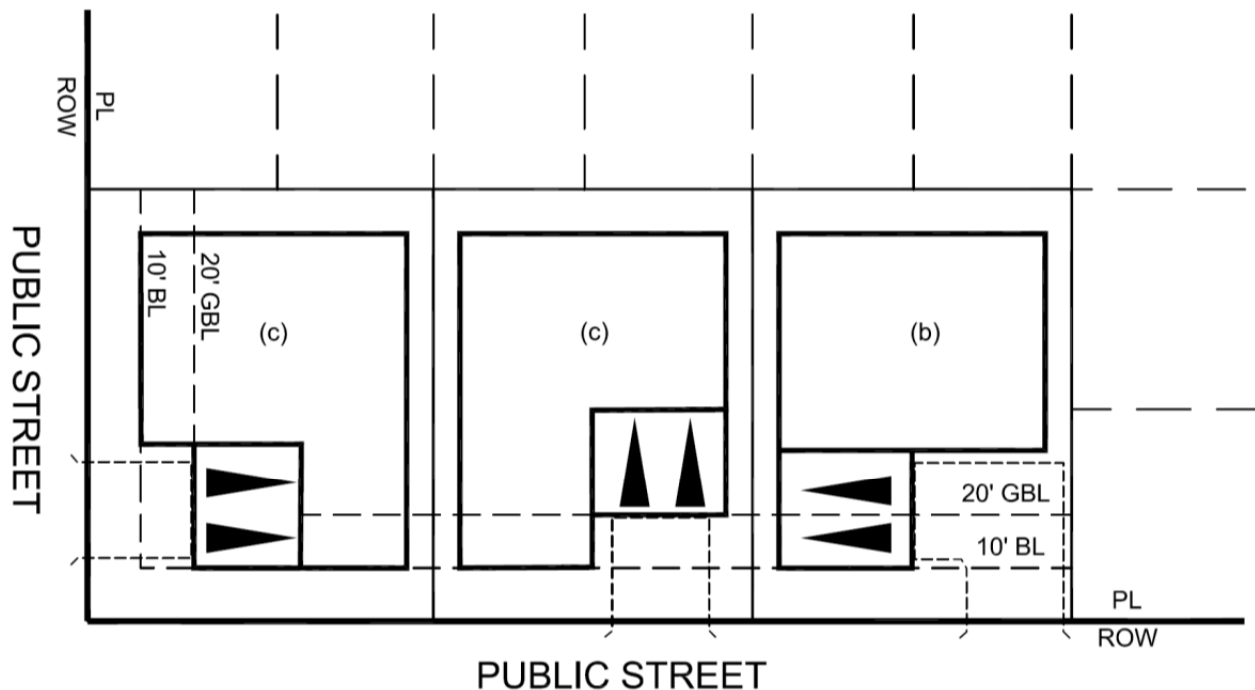
Notwithstanding the other provisions of 42-156, the building line requirement for a lot restricted to single-family residential use shall be 20 feet for a garage or carport facing the street.

Legend

GBL – Garage building line

SFR – Single family residential

TYPICAL LOT LAYOUT (10' BL / 20' GBL)



NOTE:

- 1) Lots (#,-#), Block (#) are:
 - (a) restricted to single family use.
 - (b) restricted to 10 feet front or side building line when the face of any carport or garage is perpendicular to the public street.
 - (c) restricted to 20 feet carport or garage setback when the face of any carport or garage is parallel to the street. The remainder of the structure shall be restricted to 10 feet building line.
- 2) Reference above for typical lot layout.