

B. Guidelines: Garages and Parking

Objective: To discourage garages that dominate the front of a house and overtake the streetscape. The following options help to make the garage a less dominate feature of the house.

Guideline B.1. Use garage doors of a design, color or finish material that blends in with the facade and siding materials used for the house.



Siding materials that are rich in texture appear to be more a part of the house.

Where possible, consideration should be given to providing extra parking routinely needed for guests, particularly for properties located near the beach.

Traditionally, on-site parking was visually subordinate to buildings and landscapes. Garages sometimes were located at the rear of the lot. In other cases they were designed to blend with the building. In each case the scale of the garage was relatively small. This perception should be continued.



Placed perpendicular to the street, even larger garages are not as imposing.



Example of a garage situated perpendicular to the street and house.

Regulations: Two parking spaces are required for each residential dwelling unit on a lot.

Parking spaces must be located entirely on the property, either in a garage or driveway.

Parking must be paved or constructed of a stabilized surface.

Parking cannot “hang” into right-of-ways beyond property lines, and parking over sidewalks is prohibited.

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Guideline B.3. Position a garage a minimum of 10-feet behind the front wall plane of the principal building.



Recommended where possible for front-loaded garages: set the garage back 10-feet back from front wall plane of the house.



Positioning the garage behind the front wall plane lessens its visual impact.



A garage door no wider than 30 percent of the width of the front wall plane will maintain an acceptable scale along the street front.



Avoid designs where the house appears to be dominated by the garage, or that make garages appear to "own" the street.