

To: Members of the Planning and Zoning Commission

From: Jennifer M. Rauch, AICP, Planning Director

Date: March 18, 2021

Initiated By: Jennifer D. Readler, Law Director
Thad Boggs, Asst. Law Director
Tammy Noble, Senior Planner, Long Range Planning Manager

Re: Residential Garage Conversion Code Amendment (21-010ADMC)

Update

Planning presented a draft code amendment to the Planning and Zoning Commission on February 18, 2021 meeting regarding the conversion of residential garages into habitable space.

Summary

City Council directed Planning and the Law Director's office to draft a Zoning Code modification to address proposals for residential structure that include the conversion of garage space into habitable space. The Zoning Code permits this conversion but does not address the lack of parking accommodations that may be lost as a result, or the change in residential character with this modification.

Planning and the Law Director's office provided a draft Code modification allowing garages to be converted to habitable space with the stipulation that there is an existing garage, comparable in size to the garage being converted on site or a new garage be constructed on site comparable in size. This would allow residential structures to expand their internal space, as needed, and continue to maintain storage and parking needs, as well as maintain the aesthetic character of a traditional single-family neighborhood.

The Commission expressed concern regarding the proposed Code modification related to converting garage space to habitable space during their initial review in February. The Commission recommended the Code amendment focus on the impacts of converting space such as loss of storage space and aesthetic considerations in lieu of the proposed language. Planning and the Law Director's office recognize the Commission's concerns, but in order to address City Council's direction staff requests the proposed amendment be considered further. Planning recommends the Commission provide any additional feedback on the proposed amendment and seeks a recommendation to City Council of the amendment.

Recommendation

Planning seeks a recommendation of approval of 21-010ADMC from the Planning and Zoning Commission to City Council to provide language in our City of Dublin Zoning Code that address converting residential garages into habitable space.