

Item D-2
Discuss garage conversions



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Keller's UDC addresses parking regulations set forth in the single-family residential zoning districts (SF-8.4, SF-10, SF-12, SF-15, SF-20, SF-25, SF-30, and SF-36) as follows:

- A garage with a minimum of two cars shall be constructed on the same lot as the primary dwelling unit.
- The garage shall be maintained for parking and shall not be converted to living space.

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Request: Enclose Garage at 1206 Hillside Drive

Zoning: SF-36



CITY*	Garage Conversions Permitted
Keller	NO: must build another two-car garage prior or at the same time as the conversion
Roanoke	NO: must build another two-car garage prior to permitting the conversion
Trophy Club	NO: must build another two-car garage prior or at the same time as the conversion
Westlake	NO: must build another two-car garage prior or at the same time as the conversion
North Richland Hills	NO: must have a two-car garage/carport prior or at same time as the conversion
Bedford	YES: a garage conversion is allowed provided they have three parking spaces (does not have to be covered)
Colleyville	YES: a garage conversion is allowed provided they have two parking spaces (does not have to be covered)

**Cities do not differentiate between residential zoning districts*

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City Council may:

- Direct staff to proceed with specific code amendments
- Direct staff to conduct additional research
- Maintain existing code regarding garage conversions