

**Agenda Item:**

**Recommended Ordinance Updates to 17.32(3)(c)(1) – Driveway Ordinance**

**Background**

17.32(3)(c)(1) commonly referred to as the driveway ordinance, was sent back to Plan Commission for review. Engineering Department outlined some possible changes and discussion was held. Plan Commission recommendations for updated language is below:

*17.32 Supplementary District Regulations*

*3. Accessory uses and structures.*

*c. Accessory parking and storage.*

- (1) In all residential districts, driveways in the front yard setbacks emplaced to provide access to an open parking area in the side or rear yard or to a garage or carport in the rear yard shall not be wider than 12 feet. In no case shall a driveway, patio, or any concrete or nonpermeable surface be placed within two feet of a property line. ~~In RSF, driveways shall not exceed 25' maximum width at the property line and shall not exceed 35' maximum width at the curb.~~ Expansions of driveways after construction require a permit from the Building Inspection department.

(INSERT)

In RSF zoning, maximum driveway width at the curb shall be the width at the right of way plus the flared driving area width as determined by the City Engineer, or designee, in no case shall driveway width at curb exceed 37 feet. Driveway width at the right of way in RSF zoning shall not exceed the least of the following:

- a) For Attached and Front Yard Detached Garages
  - 1) 34 feet
  - 2) Width of the Outer-most to Inner-most garage door opening plus 4 feet
  - 3) 40% of the lot frontage
- b) For Rear Yard Garage/Parking (Access from Street)
  - 1) 12'
- c) For Rear Yard Garage (Access from Alley)
  - 1) Width of the garage frontage plus 12 feet
  - 2) 50% of the lot frontage on the alley

Exception: In all residential districts, driveways in the front yard setbacks emplaced to provide access to a garage or carport attached or adjacent to the front or side of the principal building shall be no more than 12 feet wider than the width of such garage or carport. All driveway expansions in the front or side yard setback shall remain a minimum of two feet off of a property line.

**Recommended Action:**

Direct City Attorney and staff to draft the ordinance amendment documents for Common Council and to schedule a public hearing for the same.