



MEMORANDUM

Date: October 3rd, 2024
To: City of Madison Heights City Council
From: Matt Lonnerstater, AICP – City Planner
Subject: Zoning Text Amendment (24-02) – Use Specific Standards related to Detached One-Family Dwellings (Driveways) – First Reading

Introduction

Madison Heights City Council adopted the new Zoning Ordinance on May 13th, 2024. Since going into effect, staff has encountered several ordinance sections that could benefit from clarification or refinement:

- **Section 7.03.10 – Use Specific Standards related to Detached One-Family Dwellings (Driveways) [Addressed in this Memo]**
- Section 7.03.43 – Use Specific Standards related to Temporary Uses
- Section 8.03 – Accessory Buildings, Structures, and Uses
- Sections 12.06 and 12.07 - Signs

This memo addresses proposed text amendments to Section 7.03.10– Use Specific Standards related to Detached One-Family Dwellings – pertaining to the width and design of residential driveways. The Planning Commission recommended approval of the proposed text amendment at their September 17th, 2024 meeting.

Background and Proposed Amendments

Current ordinance language restricts the overall width of a residential driveway to the width (outer edges) of the garage door. Since the adoption of the new Zoning Ordinance, staff has received several requests for slightly wider driveways to accommodate larger vehicles and provide the ability to step out from a vehicle without stepping onto grass.

The intent of the existing driveway width limitation is to ensure that front yards are not completely inundated with pavement, which can lead to poor pedestrian environments and unsightly appearances. The existing ordinance language limits the width of a driveway at the property line to 12 feet for detached garages and 20 feet for attached garages but allows a driveway to taper/widen to the outer edges of the garage door. Staff acknowledges that a modest additional width beyond the edges of the garage door (staff proposes 18 inches) would allow for the storage of larger vehicles and provide for a paved area in which to step out from the vehicle without compromising the general intent of the width limitation.

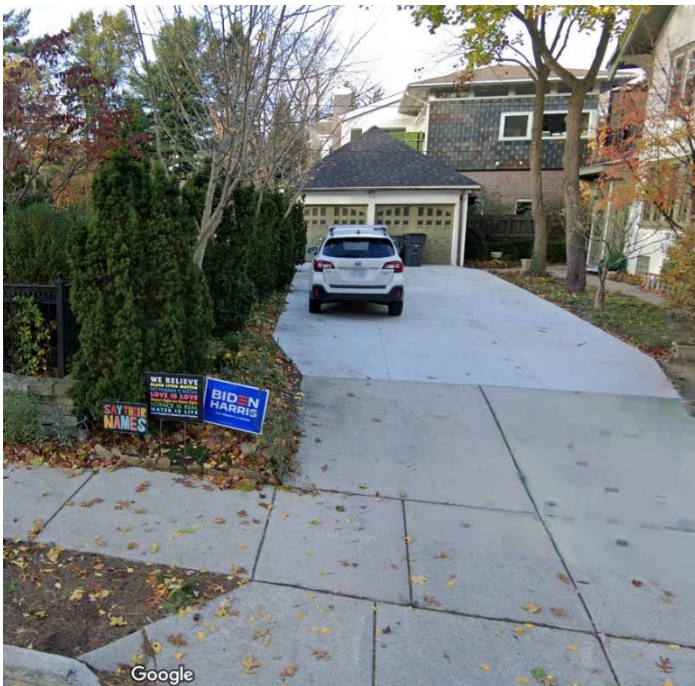
Wide Driveways



Wide driveways, especially at the front property line, create unsafe environments for pedestrians and may detract from the appearance and character of a residential neighborhood.

The proposed language explains where and how a taper can begin on a property and clarifies that driveways cannot be located directly in front of the main residential portion of the structure, with certain exceptions.

Limited Width Driveways with Tapers



Both of these driveways have limited widths at the front property line, but taper/widen to a point approximately eighteen (18") inches beyond the outer edges of the garage door.

Planning Commission Action

At their September 17th, 2024 meeting, the Planning Commission held a public hearing and recommended approval of the proposed text amendment, as written. Draft minutes from this meeting are attached.

Next Step

Based on the Planning Commission’s recommendation, staff recommends that City Council approve ordinance #2023 (ZTA 24-02) upon first reading and schedule the second and final reading for the October 28th, 2024 City Council meeting.