

DRAFT

ORDINANCE

AN ORDINANCE to amend Municipal Code Sections 10-1-15G(4)(b) "Height and area exceptions" to modify the regulations of driveways in front and street side yards.

The Council of the City of Two Rivers ordains as follows:

SECTION 1. That Section 10-1-15G(4)(b) of the Municipal Code shall hereby be amended as follows:

(b) In front yards and street side yards:

[1] Open fire escapes, open porches, decks, patios or terraces, including those with roofs but not walls, extending not more than six feet into a required front yard or street side yard, provided that these projections do not encroach in any vision clearance triangle.

[2] Overhanging eaves and gutters projecting three feet or less into the yard.

[3] Open off-street vehicle parking spaces when approved by the plan commission in business, industrial, institutional and multifamily residence districts.

[4] Open off-street parking on a paved or graveled driveway, provided no vehicle may be parked within five feet of a front property line, within three feet of an interior side lot line or twenty-five (25) feet of a street side lot line.

The minimum width of any driveway on private property shall be 12 feet. The maximum width of any driveway on private property shall not exceed the width of the garage to which said driveway leads. Maximum width shall not exceed 20 feet for properties with no garage.

Provided, however, that if the driveway width on private property is greater than that driveway's width at the edge of the public right-of-way, there shall be a taper of the driveway on the private property that narrows said driveway to the width at the right-of-way. Said taper shall be in a line starting at a point at least five feet from the edge of the right-of-way. Such tapers may be on one or both sides of the driveway.

In addition, driveways may provide access to a parking space located in a side yard and immediately adjacent to the garage, provided that such parking space may be no wider than 12 feet and may not be within three feet of an interior side lot line (twenty-five feet from a street side lot line). The driveway may be widened beyond the edge of the garage only to the extent necessary to provide access to such parking space.

Driveway width at the edge of the public right-of-way and the width of driveway approaches and curb cuts within the public right-of-way are regulated by Section 4-1-11 of this Code, "Curb Cuts and Driveway Approaches."

[5] Garages in embankments. Where the mean natural grade of a front or street side yard is more

than eight feet above the curb level, a private garage may be erected within said yard, provided as follows:

[a] That such private garage shall be located not less than five feet from the street lot line;

[b] That the floor level of such private garage shall be not more than one foot above the curb level; and

[c] That at least one-half the height of such private garage shall be below the mean grade of the yard.

[6] Produce gardening is permissible in front yards by meeting the following criteria:

[a] Produce gardens must be planted in raised beds and/or containers

[b] 4-foot setback is required from the front property line

[c] 3-foot maximum plant height is allowed

[d] Total garden area is limited to 100 square feet of soil surface

[e] Raised bed height allowed shall be a minimum of 6-inches and a maximum of 24-inches.

and to renumber subsequent sections as appropriate.

SECTION 2. This ordinance shall take effect and be in force from and after its date of passage and publication of same.

Dated this 4th day of November, 2024.

Scott Stechmesser
President, City Council

Gregory E. Buckley
City Manager

Attest:

Amanda Baryenbruch
City Clerk

Approved as to form and legality:

Sean Griffin
City Attorney