



**TWO
RIVERS**
WISCONSIN

MEMORANDUM

Inspections/Planning Department

TO: Plan Commission

FROM: Vicky Berg, Zoning Administrator

DATE: July 7, 2022

RE: Driveways on Private Property - Zoning Code Text Amendment

The City has been asked by a local contractor to review the regulations for driveways on private property because there are subdivisions within the City where the parcel size would allow a garage exceeding the ordinance regulations. Also, requested to eliminate the percentage and designate and are where driveways may be permitted.

The City's current ordinance regulations for driveways are:

Open off-street vehicle parking on a paved or graveled driveway, provided no vehicle may be parked within five feet of a front property line or within three feet of a side lot line. The maximum width of driveways on private property shall not exceed 35% of the lot width or 35 feet, whichever is less. However, any lot may have a driveway up to 20 feet in width.

Discussion items:

- Consider the need for parking setbacks in a driveway.
- Consider eliminating all references to driveway widths and replace with language wherein a driveway shall not be located directly between the dwelling and the street, excepting a semi-circular driveway.
- Consider a minimum setback of three feet from side and rear lot lines to allow for storm water run-off.
- Any other considerations the Plan Commission may recommend.

Recommended action: Direct staff to prepare a draft ordinance for the review by the Commission.