

	PLAN COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
	Project Title/ Address:	General Amendment for Single Family Residential Driveways		
	City Staff:	Russell Colby, Planning Division Manager		
Please check appropriate box (x)				
	PUBLIC HEARING 6/3/14	X	MEETING 6/3/14	X
APPLICATIONS UNDER CONSIDERATION:				
General Amendment				
ATTACHMENTS AND SUPPORTING DOCUMENTS				
Staff Memo				
Application				
EXECUTIVE SUMMARY:				
<p>The City last amended its regulations for driveways in summer 2013. At that time, staff presented concerns regarding issues encountered with both the percentage of pavement allowed in the front or exterior side yard and with regulations for the width and number of driveway access points allowed into a single family residential lot.</p> <p>Over the past year, staff has continued to encounter issues with the percentage limitation in front or exterior side yards. This is particularly problematic when a homeowner wishes to replace an existing driveway that is considered non-conforming based on the current restrictions, or when a homeowner wants to install a similar driveway design to what exists in their neighborhood, only to find out the City no longer allows driveways of this size.</p> <p>Staff proposes to increase the maximum percentage of front and exterior side yard coverage for driveway paving for the following reasons:</p> <ul style="list-style-type: none"> • The current requirement is difficult to administer, particularly in developed neighborhoods where larger driveways are common. • A higher percentage of front yard coverage could still place a reasonable limitation on driveways within front yards without allowing for excessively large driveways. 				
RECOMMENDATION / SUGGESTED ACTION <i>(briefly explain):</i>				
Conduct the public hearing. During the hearing, Staff will present more information and images for feedback from the Plan Commission.				

Community & Economic Development
Planning Division

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STAFF MEMO

TO: Chairman Todd Wallace
and Members of the Plan Commission

FROM: Russell Colby, Planning Division Manager

RE: Application for a General Amendment to Title 17 of the City Code (Zoning Ordinance)
regarding Residential Driveways

DATE: May 16, 2014

I. GENERAL INFORMATION

Project Name: General Amendment for Residential Driveways

Applicant: City of St. Charles

Purpose: Modify driveway regulations for single and two family residential properties to better reflect existing conditions.

II. BACKGROUND

Prior to 2006, the City did not regulate the area of driveway pavement on residential lots. This regulation was introduced in the 2006 Zoning Ordinance in order to place a reasonable limitation on the amount of a residential front or exterior side yard that could be paved. Yards with excessive driveway pavement were viewed as aesthetically unattractive and inconsistent with the character of residential neighborhoods in St. Charles.

Currently, there are restrictions on the overall percentage of a front yard or exterior (corner) side yard that can be paved for a driveway. For single-family residential lots, there are no limitations on paved areas in the buildable area of the lot, within the interior side yards, or within the rear yard.

The City last amended its regulations for driveways in summer 2013. At that time, staff presented concerns regarding issues encountered with both the percentage of pavement allowed in the front or exterior side yard and with regulations for the width and number of driveway access points allowed into a single family residential lot.

Generally, the regulations adopted last year which modified requirements for the number and width of driveway access points have resolve most issues staff was encountering with circular drives and other situations with multiple access points.

However, over the past year, staff has continued to encounter issues with the percentage limitation in front or exterior side yards. This is particularly problematic when a homeowner wishes to replace an

existing driveway that is considered non-conforming based on the current restrictions, or when a homeowner wants to install a similar driveway design to what exists in their neighborhood, only to find out the City no longer allows driveways of this size.

Current Regulations

17.24.070 Design of Off-Street Parking Facilities

All off-street parking facilities shall comply with the following standards:

A. Setbacks and Yard Coverage

1. Single-family, two-family and townhouse dwellings

Off-Street parking facilities and access drives may be located in any yard, but shall not cover more of the front or exterior side yard in which it is located than is specified below:

- a. For circular driveways, up to fifty percent (50%) of the front yard, if both access points intersect with the front lot line, b) up to fifty percent (50%) of the exterior side yard, if both access points intersect with the exterior side lot line or c) up to twenty-five percent (25%) of the total area of the front and exterior side yards, if one access intersects the front lot line and the other intersects the exterior side lot line.
- b. For driveways to access three-car front loaded garages, thirty-three percent (33%).
- c. For all other driveways, twenty-five percent (25%), except that one driveway of at least 18 feet wide generally perpendicular to the street is permitted regardless of the percentage of the yard it occupies.
- d. Prior to January 1, 2014, an existing driveway may be reconstructed at the same size regardless of yard coverage, provided the driveway otherwise complies with all other applicable requirements.

C. Access

a. For single and two-family dwellings, a maximum of twenty-four (24) feet in width for a single driveway, or for a lot with two driveways, a maximum of eighteen (18) feet in width per driveway. No more than two driveways shall be permitted per lot.

III. PROPOSAL

Staff proposes to increase the maximum percentage of front and exterior side yard coverage for driveway paving for the following reasons:

- The current requirement is difficult to administer, particularly in developed neighborhoods where larger driveways are common.
- A higher percentage of front yard coverage could still place a reasonable limitation on driveways within front yards without allowing for excessively large driveways.

IV. RECOMMENDATION

Conduct the public hearing. During the hearing, Staff will present more information and images for feedback from the Plan Commission.

Yard Diagram



How driveways are regulated in the Zoning Ordinance

