

 ST. CHARLES <small>SINCE 1834</small>		AGENDA ITEM EXECUTIVE SUMMARY					
		Title:	Recommendation to approve a General Amendment regarding regulations for Single Family Residential Driveways				
		Presenter:	Russell Colby				
<i>Please check appropriate box:</i>							
	Government Operations				Government Services		
X	Planning & Development (6/9/14)				City Council		
Estimated Cost:				Budgeted:	YES		NO
If NO, please explain how item will be funded:							
Executive Summary:							
<p>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. The City last amended its regulations for driveways in summer 2013.</p> <p>Staff has continued to encounter issues with the percentage limitation in front and exterior (corner) side yards. This is particularly problematic when a homeowner wishes to replace an existing non-conforming driveway, or enlarge a driveway similar what exists in their neighborhood. Also, with households having an increasing number of vehicles, there is a desire from homeowners to provide more parking on their property.</p> <p>Given that almost all of the City's neighborhoods were constructed prior to 2006, Staff does not believe it is practical to continue to impose such rigid standards on properties that were developed prior to the regulations being enacted by the City. However, some limitation is needed to prevent excessively large driveways.</p> <p>Amendment: The proposed amendment would increase the allowable front yard coverage from 25% and 33% up to 40% for all single family residential driveways (excluding circular driveways).</p> <p>Increasing the allowable yard coverage to 40% will make almost all driveway sizes/configurations that are common in the City's neighborhoods conforming to the Zoning Ordinance. This will enable residents to reconstruct most existing driveways to a similar size and will enable residents to expand existing driveways in a similar manner to what is common in their neighborhood.</p> <p>Plan Commission Review: The Plan Commission held a public hearing and recommended approval of the General Amendment on 6/3/14. The vote was 8-0.</p>							
Attachments: <i>(please list)</i>							
Staff Report, Application							
Recommendation / Suggested Action <i>(briefly explain):</i>							
Recommendation to approve a General Amendment regarding regulations for Single Family Residential Driveways							
<i>For office use only:</i>		<i>Agenda Item Number: 3f</i>					

Community & Economic Development
Planning Division

Phone: (630) 377-4443

Fax: (630) 377-4062



STAFF REPORT

TO: Chairman Dan Stellato
and Members of the Planning & Development Committee

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: June 6, 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 (yards along streets) 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.

(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. However, over the past year, staff has continued to encounter issues with the percentage limitation in front and exterior (corner) 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. Additionally, with households having an increasing number of vehicles, there is a desire from homeowners to provide additional parking on their property instead of utilizing the street.

Given that almost all of the City's neighborhoods were constructed prior to 2006, Staff does not believe it is practical to continue to impose such rigid standards on properties that were developed prior to the regulations being enacted by the City. However, some limitation is needed to prevent excessively large driveways.

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.

Proposed Amendment

The proposed amendment would increase the allowable front yard coverage from 25% and 33% up to 40% for all single family residential driveways (excluding circular driveways).

Increasing the allowable yard coverage to 40% will make almost all driveway sizes/configurations that are common in the City's neighborhoods conforming to the Zoning Ordinance. This will enable residents to reconstruct most existing driveways to a similar size and

will enable residents to expand existing driveways in a similar manner to what is common in their neighborhood.

IV. RECOMMENDATION

The Plan Commission conducted a public hearing on June 3, 2014 and recommended approval of the application. The vote was 8 to 0.

During the public hearing, the Commission discussed that although the existing restrictions may be desirable from an aesthetic point of view, they generally felt it was not practical to impose stricter regulations.

Staff is recommending approval and has attached findings in support of the recommendation.

FINDINGS

APPLICATION FOR GENERAL AMENDMENT

1. The consistency of the proposed amendment with the City’s Comprehensive Plan

The amendment is consistent with the Comprehensive Plan’s goal of preserving the character of the City’s residential neighborhoods.

2. The consistency of the proposed amendment with the intent and general regulations of this Title.

This amendment is consistent with the intent of limiting the size of residential driveways for the purpose of aesthetics and preservation of neighborhood character. The proposed changes are intended to make the ordinance requirements more consistent with what exists today, without enabling excessively large driveways to be constructed.

3. Whether the proposed amendment corrects an error or omission, adds clarification to existing requirements, is more workable than the existing text, or reflects a change of policy.

The amendment will create more workable requirements that reflect the existing conditions in residential neighborhoods in St. Charles.

4. The extent to which the proposed amendment would be in the public interest and would not serve solely the interest of the applicant.

The amendment will benefit all residential neighborhoods.

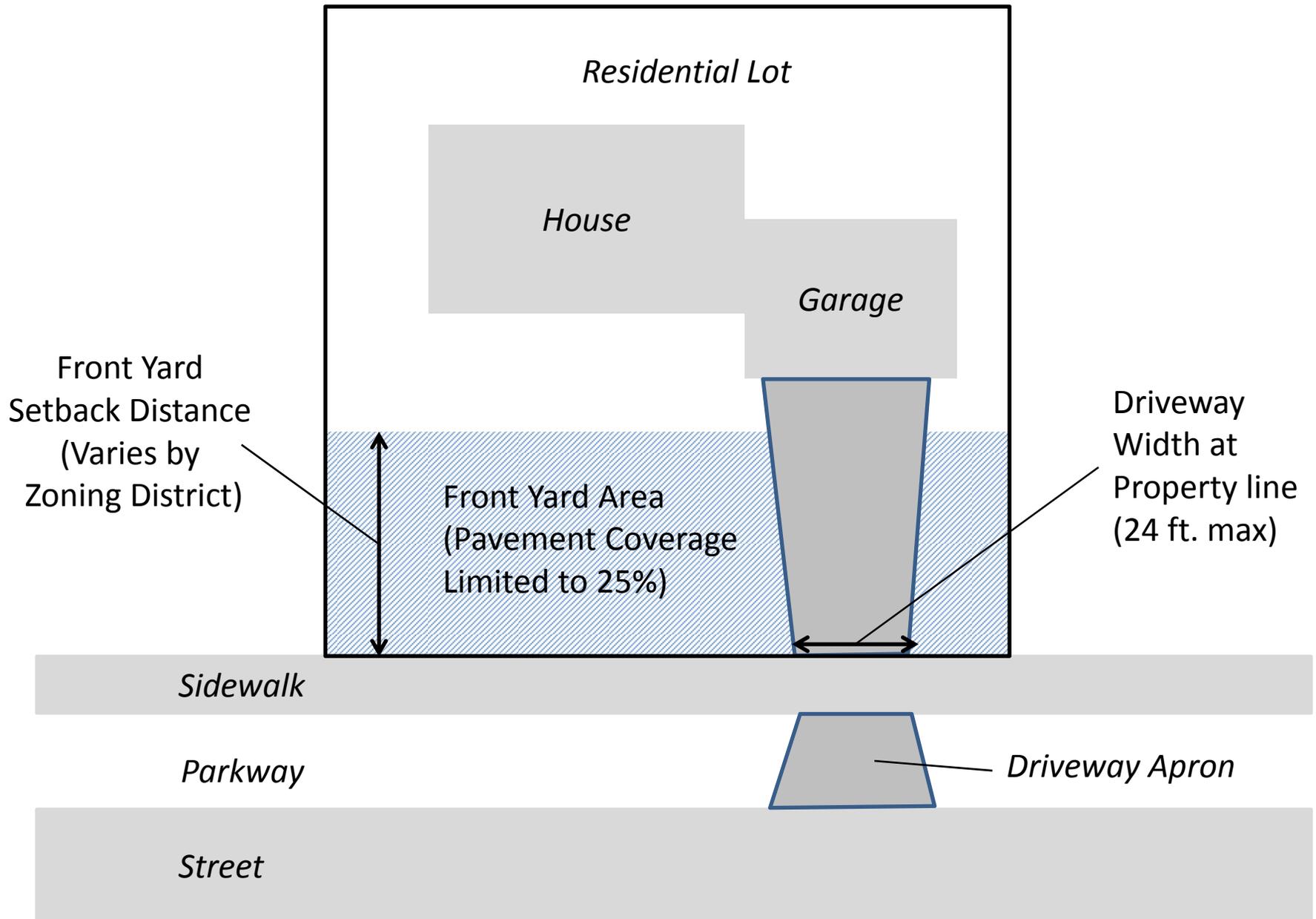
5. The extent to which the proposed amendment creates non-conformities.

The proposed amendment will significantly reduce the number of existing non-conforming driveways and enable many residential driveways to be reconstructed similar to how they existed when the property was originally developed.

6. The implications of the proposed amendment on all similarly zoned property in the City.

This amendment will be applied equally across all residential zoning districts.

How driveways are regulated in the Zoning Ordinance



Driveway Regulations

Regulation	1997-2006	2006	2013 amendment	Proposal
Max. driveway width at street	24 ft.	24 ft.	No change	No change
Max. percentage of Front Yard coverage	Not regulated	25%	No change	Increase from 25% to 40%
- For 3 car front-loaded garages	-	25%	33%	Increase from 33% to 40%
- For Circular drives	-	25% per yard or 50% if both access points are in the same yard	No change	No change
Minimum driveway width always permitted, regardless of Front Yard coverage	-	16 ft. width (50 ft. wide lot = 32% coverage) (60 ft. wide lot = 27% coverage)	18 ft. width (50 ft. wide lot = 36% coverage) (60 ft. wide lot = 30% coverage)	No change



Common driveway configuration-
2 car garage, 3 car width

CITY OF ST. CHARLES
TWO EAST MAIN STREET
ST. CHARLES, ILLINOIS 60174-1984

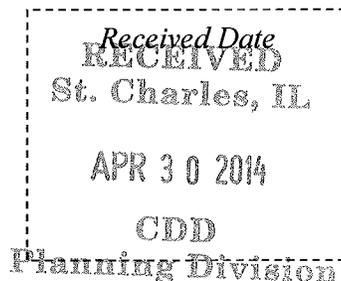


COMMUNITY DEVELOPMENT/PLANNING DIVISION

PHONE: (630) 377-4443 FAX: (630) 377-4062

GENERAL AMENDMENT APPLICATION

CITYVIEW	
Project Name:	<u>G.A. - driveways</u>
Project Number:	<u>2014 -PR- 012</u>
Application Number:	<u>2014 -AP- 019</u>



Instructions:

To request an amendment to the text of the St. Charles Zoning Ordinance, complete this application and submit it with all required attachments to the Planning Division.

City staff will review submittals for completeness and for compliance with applicable requirements prior to establishing a meeting or public hearing date for an application.

The information you provide must be complete and accurate. If you have a question please call the Planning Division and we will be happy to assist you.

1. Applicant:	Name	<u>City of St. Charles</u>	Phone	<u>630-377-4443</u>
	Address	<u>2 E. Main St. St. Charles, IL 60174</u>	Fax	<u>630-377-4062</u>
			Email	<u>vcolby@stcharlesil.gov</u>
2. Billing: <i>Who is responsible for paying application fees and reimbursements?</i>	Name	<u>Same</u>	Phone	
	Address		Fax	
			Email	

Attachment Checklist

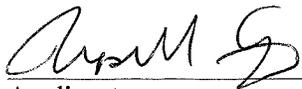
- APPLICATION:** Completed application form
- APPLICATION FEE:** Application fee in accordance with Appendix B of the Zoning Ordinance.
- REIMBURSEMENT OF FEES AGREEMENT:** An original, executed Reimbursement of Fees Agreement and deposit of funds in escrow with the City, as provided by Appendix B of the Zoning Ordinance.
- WORDING OF THE REQUESTED TEXT AMENDMENT**
One (1) copy of Proposed Amendment (Letter Sized) and one (1) Electronic Microsoft Word version on CD-ROM

Requested Text Amendment

To amend Section(s) 17.24.070 of the St. Charles Zoning Ordinance. The wording of the proposed amendment is: (attach sheets if necessary)

Amend restrictions on percentage of front yard
coverage for single family residential driveways to
better reflect existing neighborhoods.
Specific percentages to be determined.

I (we) certify that this application and the documents submitted with it are true and correct to the best of my (our) knowledge and belief.


Applicant

4/30/14
Date