



Legislation Text

File #: ID 2022-353, **Version:** 1

TO: City Commission

FROM: Elizabeth Taschereau, Director of Development Services

DATE: August 31, 2022

CONSIDERATION OF AN ORDINANCE TO REGULATE DRIVEWAYS AND PARKING.

BACKGROUND: The City Manager's Office requested an ordinance to amend the City's driveway requirements at the direction of the City Commission. City staff prepared the draft the attached ordinance. The proposed ordinance will accomplish the following:

- 1) In General
 - a) Re-arranged the Code, re-worded to an easier to understand language, and summarized requirements in a table
- 2) Single Family and Duplex Driveways
 - a) Increased to allow a minimum of 27 feet wide so any property regardless of the amount of lot frontage can have at least 3 parking spaces
 - i) Lots 54 feet wide or greater (previously 45 feet wide)
 - (1) From: 27 feet (straight) or 36 feet (circular) wide up to 40% of the frontage, whichever is less;
 - (2) To: up to 50% of the primary lot frontage regardless of the driveway type
 - ii) Lots less than 54 feet wide (previously 45 feet wide or less)
 - (1) From: maximum of 18 feet wide to 27 feet wide on the primary frontage
 - b) Number of driveways
 - i) Lots 54 feet wide or greater
 - (1) From two (2) to three (3) on primary frontage
 - ii) All Driveways
 - (1) Allow all previously permitted driveways to be reconstructed as they were permitted regardless of the current regulations
 - (2) Allow driveway flairs a maximum five (5) feet in width with a zero setback at a property line; currently not addressed by the Code
 - iii) All Circular Driveways
 - (1) From 10 feet wide maximum for a second driveway on a corner lot; to a maximum of 20% of the secondary lot frontage
 - (2) From no minimum width for a second driveway on a corner lot; to a minimum of 9 feet wide on the secondary frontage
 - (3) From no minimum depth to a minimum depth of 20 feet on the secondary frontage
 - (4) Allow any driveway to connect to another driveway
 - iv) Turn-in Driveways
 - (1) Not addressed by the Code to require a setback of eight (8) feet
- 2) Commercial, mixed-use, and industrial development standards

- a) Changed to non-residential and mixed-use
 - i) Provided exemption from driveway spacing requirement when the frontage is the property's only legal access
 - ii) Provided driveway prohibition on lots that do not meet the driveway spacing requirement when they have a cross-access easement or legal access from a non-residential street or alley
- 3) Enforcement (Police and Law Enforcement; Offenses)
 - a) Prohibit on street parking on roadway segments with double yellow lines or divided roadways
 - b) Prohibit swale parking unless the vehicle is the occupant's or invitee to the abutting property
 - c) Prohibit parking within 10 feet of a mailbox during delivery times
 - d) Prohibit overnight parking on a street (between 2:00 a.m. and 7:00 a.m.)
- 4) Parking and Paved Areas
 - a) Prohibit parking in landscaped areas except for permitted parking at churches and schools, and during a temporary special residential or community event, whether or not a Temporary Use Permit is required, such as a family social gathering or community event being held by the subject property owner or occupant for a period not to exceed eight (8) hours provided this is not between the hours of 2:00 a.m. and 7:00 a.m.
 - ii) Provided exemption from driveway spacing requirement when the frontage is the property's only legal access
 - iii) Provided driveway prohibition on lots that do not meet the driveway spacing requirement when they have a cross-access easement or legal access from a non-residential street or alley
- 5) Non-substantial changes made after the Planning and Zoning Board meeting
 - a) Clarified that the allowed driveway width based on the frontage is the maximum width allowed on the plot.
 - b) Removed exemption for a 0 setback for new zero lot line homes.

RECOMMENDATION: N/A

FISCAL IMPACT: N/A

CONTACT PERSON: Elizabeth Taschereau, Director of Development Services