



Planning and Community Development Department

Code Interpretation

Subject: Residential Driveway Construction Materials

Date: February 13, 2019

Code Section Impacted:

Chapter 144 Zoning, Section 5.1-1 - Parking, Loading, Stacking and Vehicular Circulation

Subsection (e) *Construction and maintenance. Off-street parking facilities shall be constructed, maintained and operated in accord with the following specifications:*

(1) Areas shall be properly graded for drainage; surfaced with concrete, asphaltic concrete, or asphalt; and maintained in good condition, free of weeds, dust, trash and debris.

Analysis:

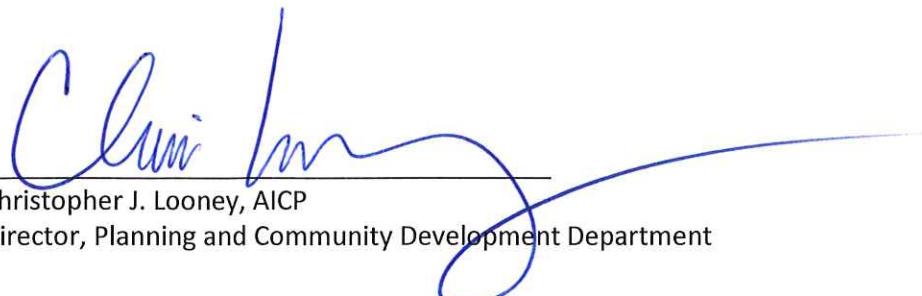
Chapter 144-5.1-1 is vague to the specific construction requirements of residential driveway surfaces. While staff has long interpreted this section to include residential driveways, our customers have questioned whether this section refers to commercial parking lots only, or is inclusive of residential driveways.

Interpretation:

Within each zoning district that allows residential uses, the Zoning Ordinance outlines parking requirements for that residential use by referencing Chapter 144-5.1. This reference means that the construction of the residential driveway (Off Street Parking Facility) must be constructed in accordance with Chapter 144-5.1-1(e)(1) and be properly graded and surfaced with concrete, asphaltic concrete, or asphalt unless substitute materials are approved by the City Engineer in accordance with subsection (ii).

Recommended Code Amendment:

144-5.1-1(e) *Construction and maintenance. Off-street parking facilities* including residential driveways *shall be constructed, maintained and operated in accord with the following specifications:*


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