



Nice Matters!

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DATE: December 12, 2016
TO: Planning Board Members
CC: Frank A. Rush, Jr, Town Manager
FROM: Josh Edmondson, CZO, Town Planner
SUBJECT: Discussion of Residential Parking & Driveway Requirements

Over the last several months, there has been an increase of property owners constructing parking areas within the Town right-of-way. The UDO is very specific about driveways and parking areas in residentially zoned districts. See Sections 6.1.6 and 6.7.1(5) below:

6.1.6 - Sidewalks and Driveways

(1)

Sidewalk Standard

No sidewalk shall be without a written permit from the Town.

(2)

Driveway Standard

All persons engaging in driveway construction, reconstruction, repair, and alteration must secure a permit and must meet the following specifications:

(A)

The plans for the proposed operation must be approved by the building official.

(B)

The work shall be done according to the standard specifications of the Town. All driveways shall be constructed to prevent storm water from running off from the driveway to the pavement of the existing public or private street. All driveways shall have a minimum width of ten (10) feet at the intersection with the public or private street.

(C)

The operation will not reasonably interfere with vehicular and pedestrian traffic, the demand and necessity for parking spaces, and the means of egress to and from the property affected and adjacent properties, and

(D)

The health, welfare, and safety of the public will not be unreasonably impaired.

(3)

In the R2, RMF, and MH District

In addition to the standards in subsections (1) and (2) above, single-family, duplex and mobile home structures in the R2, RMF and MH districts shall be limited to two (2) driveways on the Town right-of-way, not to exceed a width of sixteen (16) feet each.

6.7.1

(5)

Width and Length of Residential Driveway

The width of a residential driveway shall be not less than ten (10) feet nor greater than sixteen (16) feet and, if used as part of the parking area, shall be of sufficient

length to keep two (2) cars off the street right-of-way. Each residentially zoned lot is limited to not more than two (2) driveways.

In order to construct parking in the right of way the above standards have to be met. This means a driveway has to be installed 10-16 ft. in width with a sufficient length for 2 cars to be parked out of the right of way. In order to provide visual aid to these scenarios, I have attached a couple of illustrations showing the correct and incorrect application of this ordinance. The first shows a typical driveway installation and the second shows the improper construction standard we are discussing.

The purpose of bringing this to your attention, is for us to discuss ways we can address this issue. As I have been dealing with this issue on a case by case basis, I realized that the problem cannot be solved. I think the focus should be on trying to alleviate the number of these situations. What I have pondered and where I see this issue arise more frequently are on corner and double frontage lots. Limiting every property to 2 driveways is an excellent regulation that I would not change. However, I believe allowing 1 additional driveway for corner and double frontage lots because of that extra frontage would help the illegal parking areas that have been and continue to pop up. All other development requirements would be applicable (width of drive, stormwater etc.).

This is just an idea that I have been contemplating and would like us to discuss. Some of you may have better ideas and suggestions which I welcome. I hope to use this discussion to develop a text amendment that would be on your January or February agenda to review and forward to the Commissioners. I look forward to discussing this with you at your December 19, 2016 meeting. If you have any questions about the foregoing information, please feel free to contact me.