



Nice Matters!

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**DATE:** February 19, 2018  
**TO:** Planning Board Members  
**CC:** Frank A. Rush, Jr., Town Manager  
**FROM:** Josh Edmondson, CZO, Town Planner  
**SUBJECT:** **Possible Amendment to Chapter 6 Development Standards, Section 6.1.6 Sidewalks & Driveways (3) and Section 6.7.1 Off Street Parking & Loading Requirements (5) regarding driveway widths**

At our January meeting, we began to discuss how to best handle driveway widths more specifically the flare. Since our last meeting, I have drafted language to include with the driveway standards to address this issue. If you remember, about half of the noncompliant driveways found in our driveway study were due to the flare. This amendment is intended to bring many of those in compliance. This amendment will also address the non-compliant parking areas within the right-of-way. Any driveways or parking areas placed in a Public or Private right-of-way after adoption of the ordinance must meet the driveway standard. The hope is by adding a date, enforcing this ordinance should become easy for staff and clear to those who the enforcement action may be taken upon.

Currently the driveway standard is in Section 6.1.6 and 6.7.1. It is redundant to say the least so with this ordinance we will be placing the standards just in Section 6.1.6. The amendments for Section 6.1.6 are as follows:

### Current Regulation

#### 6.1.6 - Sidewalks and Driveways

##### (1) Sidewalk Standard

No sidewalk shall be constructed 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 stormwater 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 a Town right-of-way, not to exceed a width of sixteen (16) feet each.

### **Proposed Amendment to (3) only**

#### **(3) In the R2, RMF, and MH District**

In addition to the standards in subsection (1) and (2) above, and Section 6.7.1 (5), single-family, duplex and mobile homes structures in the R2, RMF and MH districts shall:

- (A) Be Limited to two (2) driveways on the Town, Public or Private right-of-ways
- (B) Not exceed a width of sixteen (16) feet each excluding the flare 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
- (C) Not exceed a width of three (3) feet for each flare
- (D) Not exceed a length of six (6) feet for each flare
- (E) Flare points shall connect using an inward curved shape
- (F) Not exceed a width of twenty two (22) total feet including flare

All driveways or any other parking areas in a Town, Public or Private right- of-way not complying with the above standards after date of adoption of this ordinance on March 13, 2018 shall be subject to appropriate enforcement action.

The amendment for Section 6.7.1 is as follows which consist of deleting the current standard of (5) and renumbering the remaining standards of this section:

### **Current Regulation**

(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.

(6)

#### **Parking for Non-Residential Uses**

Parking areas required by commercial and institutional uses are permitted only in districts that allow commercial and institutional activities.

(7)

#### **Materials for Commercial Parking Lots**

No commercial parking lot shall be made of materials other than asphalt, concrete, permeable construction blocks, or structural wood or a wood substitute.

The use of wood or a wood substitute shall be limited to the required standing space for vehicles and may not be used for travel lanes or accessways. Any person desiring to use structural wood or a wood substitute construction shall submit scale drawings and specifications designed and sealed by a North Carolina licensed engineer depicting the parking areas, materials to be used and construction design. Only pressure treated wood or a wood substitute may be used and the

parking area shall be at-grade. The design load for the wood or wood substitute parking area shall be based on intended use and shall conform to the requirements of the North Carolina Building Code. All wood and wood substitute parking surfaces shall be kept free of debris and sand in order to insure that they continue to function effectively as a pervious surface.

No types of temporary materials, such as landing mats shall be used for the construction of commercial or residential parking facilities.

(8)

### **Off-street Parking for Special Uses**

Off-street parking for special uses shall meet the requirements of this section unless specific requirements for off-street parking for a designated special use is set forth in [section 4.2](#), in which event the special use shall meet the off-street parking requirements in [section 4.2](#).

(9)

### **Access**

All required off-street parking facilities shall have adequate ingress and egress from the public right-of-way.

(10)

### **Handicap Parking Spaces**

The number, size, dimension and location for all required handicap parking spaces shall be determined by the applicable sections of the North Carolina Accessibility Code.

### **Proposed Amendment**

~~(5)~~

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If this is confusing, please feel free to reach out to me before the meeting and I will explain it so you have a clear understanding at the meeting. If you have any questions before the meeting please feel free to contact me. I look forward to discussing this with you at your February 16, 2018 meeting.