

Attachment 1 – Draft Amendments to Sec. 37-50.450 and Sec. 37-30.310

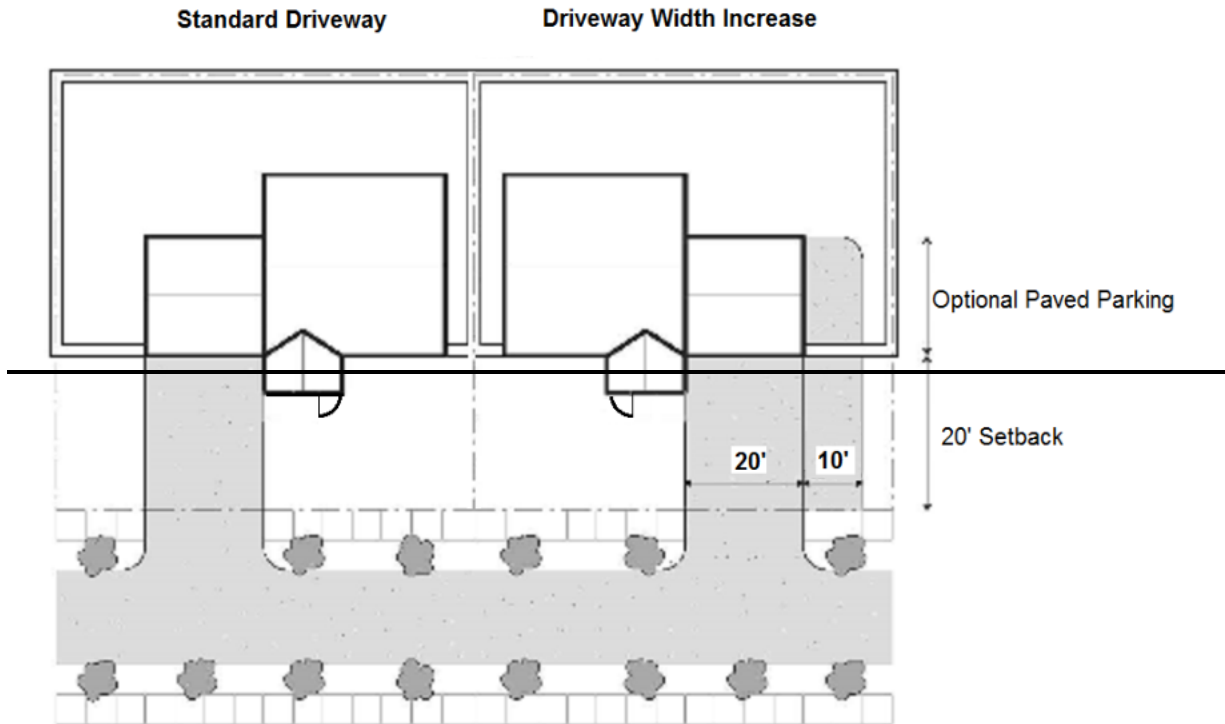
Removals are shown as ~~struck through~~ and additions are shown as underlined.

1. Driveway Width Expansion

From Sec. 37-50.450:

Notes:

- (1) Driveways located within cul-de-sac "bulbs" or "knuckles" shall not exceed eighteen feet in width.
- (2) A maximum driveway frontage of seventy-five percent, including flares, shall be permitted on parcels with less than forty feet of street frontage and located within a cul-de-sac "bulb" or "knuckle."
- (3) A minimum of twenty feet of full height curb shall be maintained between driveways serving the same property.
- (4) Adjacent driveways on abutting properties may be combined if the total throat width of such combination does not exceed thirty feet.
- (5) No portion of any driveway shall be permitted between:
 - (A) The points of curvature of any curb return; and
 - (B) Between the point of intersection of extended curb lines and a point thirty feet therefrom; fifty feet therefrom for commercial and industrial parcels and/or uses; and one hundred fifty feet from an arterial street or as otherwise approved by the city engineer.
- (6) Circular ends of cul-de-sacs and curb radial over one hundred feet shall not be considered as curb returns for purposes of this section.
- (7) Minimum one-way driveway width may be increased if required for fire department access.
- (8) ~~Residential single family dwelling unit driveway width may be increased to extend a maximum of ten (10) feet into the adjacent side yard from the existing driveway past the width of the garage into that portion of the required front yard that is on the opposite side of the garage as the front door of the dwelling unit, subject to the approval of a Minor Conditional Use Permit pursuant to Section 37-60.490(b).~~



Residential single family dwelling unit driveway width may be increased to extend a maximum of ten (10) feet into the adjacent side yard from the existing driveway past the width of the garage into that portion of the required front yard that is on the opposite side of the garage as the front door of the dwelling unit and does not exceed 50% of the street frontage, provided the following standards are met:

- (a) Any construction, reconstruction, or closure of the right of way shall require an encroachment permit; and
- (b) NPEDES compliance – Contractor shall provide construction best management practices (BMP - see Sec. 29-3 BMP's for definition) for site improvements; and
- (c) No vehicles shall be permitted to traverse or park on patios, walkways, or any area designated as landscaping; and
- (d) Driveway width increase shall taper to align with the curb apron at the property line; and
- (e) No vehicle shall access this driveway extension by traversing over the parkway strip between the sidewalk and curb.

2. Accessory Office Space in Industrial Districts

From [Sec. 37-30.310](#):

Notes:

(26) In the IGC and IG districts, accessory business and professional offices shall be limited to ~~thirty~~ forty percent of the total square footage of all structures on a site ~~or two thousand five hundred square feet, whichever is less~~. Business and professional offices, which are not directly related to the principal use on-site or accessory offices that exceed the ~~thirty~~ forty percent limitation referenced above, may be considered subject to the approval of a CUP.

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