

TC-7-09 Front Yard Parking for Single Family Detached Dwellings

Proposes to amend the Zoning Code to revise the regulations for driveways and parking located within the front yard of single family detached dwellings as follows (**w/ PC recommendations**):

New Construction:

- Requires front yard driveways and parking areas (**other than within AP, RR or R-2 districts**) to be constructed of nonerodible surfaces or crushed stone (minimum 4-inch depth) w/ clearly defined borders.
- Driveways and parking shall be limited to the driveway plus an area to accommodate 2 additional parking spaces (~~330~~ **425** square feet), or 40% of the front yard area, whichever is ~~less~~ **greater**.
- Requires vegetative screening for parking spaces that face the side property line. Screening shall be required along the sides of the parking space facing the side property line and parallel to the street.
- Requires plot plan review and the issuance of a Zoning Permit prior to driveway and parking area construction (\$72 permit fee). **Recommends exemption of \$72 fee for new construction.**

Existing Developments:

- Existing driveway and parking areas which are paved or constructed of nonerodible surfaces are not required to conform to the new construction standards.
- Existing driveway and parking areas which are not paved or constructed of nonerodible surfaces (**other than within AP, RR or R-2 districts**) shall be required to comply with the new construction standards ~~within one year~~ or shall be restricted to single-file parking in front of the driveway curb cut.
- Requires plot plan review and the issuance of a Zoning Permit prior to driveway and parking area construction (\$72 permit fee). **Recommends exemption for existing residences retrofitting within the first 6 months.**

Allows temporary 6-month permit for additional front yard parking.