



“ One of America’s Top 10 Suburbs “

A D M I N I S T R A T I V E      O F F I C E S

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## **Curb Cut, Sidewalk, Driveway Installation Request**

Sec. 40-394. - Off-street parking regulations for Zones R-1A, R-1B, R-1C, R-1D, R-1E and 2.

- (a) Prohibition of parking in front yards. No parking or storing vehicles or any other material or equipment shall be permitted on any portion of the lot between the front of the building and the public street except that vehicles bearing current license plates which are in normal operating condition may be parked on a driveway.
- (b) Driveway requirements. A building permit is required for the construction of a driveway. There shall be only one driveway and curb opening per lot, except as provided in subsection (b)(2) of this section. The driveway shall be constructed of asphalt, concrete, crushed stone, brick pavers, porous paving or paver blocks or other hard-surfaced material.
  - (1) The driveway shall be a straight or nearly straight extension from the public street directly to the side yard; or in the case of a front facing attached garage or carport, directly to the garage or carport; or in the case of a corner lot, directly to the side facing attached garage or carport, or the rear yard.
    - a. A driveway in the front yard shall not be wider than 12 feet, except a driveway from the front street to an attached front facing garage or carport may be up to the width of the garage door or carport opening, but in no case wider than 18 feet between the street and the lot line parallel to the street, except for driveway flares as provided in subsection (b)(1)c of this section.
    - b. In the case of corner lots, a driveway from the side street to the side or rear yard shall not be wider than the width of the garage door, carport opening or 20 feet, whichever is greater, but in no case wider than 20 feet between the street and the lot line parallel to the street, except for driveway flares as provided in subsection (b)(1)c of this section.
    - c. The opening in a curb or street may exceed the driveway width by up to six feet (three feet per side) for a driveway flare, provided the maximum opening in a curb or street does not exceed 22 feet (see section 32-67).
    - d. A sidewalk may be located in the front or side yard parallel and adjacent to one side of the driveway provided that it is no wider than three feet, and further provided that it is differentiated from the driveway by the use of a different pattern, material and/or color.
  - (2) In addition to a straight driveway, a semi-circular driveway may be permitted in the front yard, but only if one of the following two criteria is met:
    - a. The lot is in the R-1A zone district and has a lot width of at least 150 feet, a front yard depth of at least 40 feet, and the total driveway area (straight driveway plus semi-circular driveway) does not occupy more than 25 percent of the front yard; or

- b. The lot fronts on Eleven Mile Road and the total driveway area (straight driveway plus semi-circular driveway) does not occupy more than 60 percent of the front yard.
- (3) A semi-circular driveway must comply with all of the following conditions:
  - a. Except for corner lots where the straight driveway is off the side street, there shall be no more than two driveway openings per lot and the semi-circular driveway shall join the straight driveway before entering the public right-of-way.
  - b. The semi-circular driveway shall not exceed ten feet in width with each curb cut opening not to exceed 14 feet in width.
  - c. An application for the semi-circular driveway shall be accompanied by a plan sealed by a registered engineer showing how the stormwater runoff from the driveway will be drained and certifying that all of said water will be retained and absorbed on-site.
  - d. A site plan for the semi-circular driveway along with a landscape plan shall be submitted to the planning commission for review and approval in accordance with the requirements of section 40-356. The landscape plan shall show the plant materials being used to substantially soften the impact of the semi-circular driveway. Such materials shall be installed and planted within six months of the installation of the semi-circular driveway.
- (c) Prohibited use for open areas. No machinery, equipment, vehicles or other materials, either discarded or showing evidence of need for repairs or maintenance, shall be stored or parked, or permitted to stand in any open area that is clearly visible from the street, public place or adjoining residential property.

(Code 1988, § 5.84; Ord. No. 352, § 1, 6-19-1990; Ord. No. 357, § 1, 3-24-1992; Ord. No. 427, § 9, 2-9-1999; Ord. No. 429, § 4, 6-15-1999; Ord. No. 440, § 1, 3-14-2000; Ord. No. 520, § 2, 6-17-2008; Ord. No. 522, § 1, 6-17-2008)

**ALL REQUESTS FOR SIDEWALK,  
CURB CUTS OR DRIVEWAY PERMITS  
MUST BE ACCOMPANIED BY A PLAN  
OR DRAWING**

I have received a copy of the ordinance Sec 40-394, and have submitted drawings for the project at the following address: