
AGENDA ITEM SUMMARY

Subject: Consider First Reading of Ordinance 1160 amending Chapter 138 of the Charles City Code of Ordinances changing driveway regulations

Recommendation: Approve the First Reading of Ordinance 1160

Background Summary:

Per the City Code, the term “driveway” is defined as the driveway approach section between the street and sidewalk area. Maximum driveway widths are regulated in Chapter 138. Driveways at the property line can be no greater than 30 feet wide and no greater than 40 feet wide at the street curb. The City has adopted SUDAS for our standard specifications, and SUDAS requires that driveways have tapers or flares measuring from three to five feet in width.

With wider lots and three stall garages, we want to amend this code section to allow for wider driveways and allow flexibility when permitting entrances. Three stall garage driveways within the private property may be up to 40 feet wide. Currently the driveway is narrowed at the property line to meet the 30-foot maximum width requirement as shown on the attachment.

The attached Ordinance 1160 has been prepared to amend Section 138.03 of Chapter 138 with the following changes:

1. 40 feet maximum driveway width at the property line.
2. 50 feet maximum driveway width at the curb line.
3. Maximum driveway width at the property line shall not exceed 50% of the lot width abutting the street.
4. Lots in excess of 150 feet in width or corner lots may have two (2) driveway locations. Driveway locations shall be approved by the City Engineer.

The new driveway regulations are maximum widths only, and property owners may construct narrower driveways. We recommend approval of the first reading of Ordinance 1160.

ORDINANCE NO. 1160

AN ORDINANCE AMENDING THE CHARLES CITY CODE OF ORDINANCES CHAPTER 138 – DRIVEWAY REGULATIONS, TO INCREASE THE MAXIMUM WIDTH OF DRIVEWAYS AT THE CURB LINE AND PROPERTY LINE.

BE IT ENACTED by the City Council of the City of Charles City, Iowa:

SECTION 1. Amended Section. SECTION 138.03 DRIVEWAY REQUIREMENTS is hereby amended to read as follows:

SECTION 138.03 DRIVEWAY REQUIREMENTS. In addition to Section XXII.F (Design Standards) of the Charles City Zoning Ordinance, all driveways shall be of paving of a depth of not less than six inches (6") and shall be at least ten feet (10') in width. The driveway may be placed directly on compact and well-drained soil. Where soil is not well drained, a six-inch (6") subbase of compact, clean, coarse crushed rock shall be laid. The driveway shall slope not more than two inches (2") per foot toward the roadway and the sidewalk section within the driveway shall not have a cross slope greater than three-sixteenths of an inch (3/16") per foot. The maximum driveway width at the curb line shall be 50 feet (50'). The maximum driveway width at the property line shall be the lesser of 40 feet (40') wide or fifty percent (50%) of the width of the lot abutting the street, except for commercial driveways when consent of the City Engineer is received. No property may have more than one driveway except for lots exceeding 150 feet (150') in width when consent of the City Engineer is received or corner lots which abut two public streets when consent of the City Engineer is received.

SECTION 2. Repealer. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 3. Severability. If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

SECTION 4. When Effective. This ordinance shall be in effect from and after its final passage, approval and publication as provided by law.

Passed by the City Council on this _____ day of _____, 2022.

Approved this ____ day of _____, 2022.

Dean Andrews, Mayor

ATTEST:

Trudy O'Donnell, City Clerk

As certified, the foregoing was published as Ordinance No. _____ on the _____ day of _____, 2022.

City Clerk

Residential Driveway Example

Driveway narrowed to meet the 30 ft. maximum width requirement

