



Waynesboro City Council Agenda Briefing

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| Meeting Date: | February 14, 2022 | Staff/Council Member(s): Luke J. Juday, Planning Director |
| Agenda Item # | 9 | |
| Ordinance# | 2022- | |
| Department: | Planning | |
| Subject: | Amend City Code Section 98.5.1.5.A.3.(g) to remove “single-family detached” and add additional language in “(h) For single family detached, the maximum width of impervious vehicle travel ways and parking areas located within the required front yard setback shall not exceed 16 feet.” | |
| Attachments | <ol style="list-style-type: none"> 1. Planning Commission recommendation 2. Staff report 3. Draft ordinance amendment to City Code Chapter 98 | |
| Planning Commission Recommendation | Planning Commission recommends approval of the attached ordinance on a 5-0 vote with one amendment. | |

Background:

The current ordinance reads: “For single family detached, single family attached, zero lot line houses, two family duplexes and corner lot duplexes, the maximum width of impervious vehicular travel ways and parking areas located within the required front yard setback shall not exceed 12 feet or 25% of the lot width, whichever is greater.” The purpose of the parking design ordinance is to reduce the amount of paved surface covering front lawns in residential areas.

The proposed change would affect only single-family detached homes by allowing a 16-foot wide driveway through the front yard setback. The current ordinance caps the width of the driveway for a single-family home for a 50-foot wide lot at 12.5 feet through the front yard setback. In a dense cluster development, the minimum required lot width is 45 feet, which implies a maximum driveway width of 12 feet. These widths are generous for a single parked car, but not enough for two cars to park side by side.

The applicant is the developer of Ivy Commons, a cluster development with a typical lot width of 52 feet. The applicant has requested that the ordinance be amended to allow for driveways as wide as 16-feet to allow two cars to park side by side.

Planning Commission Recommendation:

Planning Commission recommends approval on a 5-0 vote.

City Manager’s Recommendation:

The City Manager recommends approving the zoning text amendment request.

Suggested Motion(s):

Introduce the draft ordinance as provided in attachment #3.