

**PLANNING STAFF REPORT**  
**JEFFERSON CITY PLANNING AND ZONING COMMISSION**  
**August 13, 2015**

**Case No. P15009 – Zoning Code Text Amendments.** Staff initiated proposal to amend the text of Chapter 35, Zoning, including sections 35-58 Driveway Standards and 35-59 Fence Standards. The complete text of the amendment is available for review at the Department of Planning and Protective Services, 320 E. McCarty Street, or may be viewed at the Planning and Zoning Commission webpage at: [www.jeffcitymo.org](http://www.jeffcitymo.org).

**Proposed Amendments:**

1. Apartments in the RA-1 district – *Previously approved by P&Z, on hold pending finalization of other amendments.*
2. Maximum Driveway width – increase from 24 feet to 30 feet for single family and duplex uses.
3. Permitted Fencing materials – list permitted materials, expand list of prohibited materials, strengthen code language requiring repair of unsightly fences.

**Apartment Buildings in the RA-1 district**

The amendment proposing to establish multi-family buildings with more than 4 units as a conditional use in the RA-1 district was recommended for approval by the Planning and Zoning Commission at the July meeting. It is included on the draft council bill and will be forwarded to the City Council with the other proposed amendments.

**Maximum Driveway Width**

The Zoning Code permits a maximum width for residential driveways of 24 feet. Staff have been approached by a local homebuilder with a request to raise the maximum width in order to allow for a driveway width that would accommodate three car garages. The maximum width allowance is measured at the right-of-way/street connection, and can be widened once on the property.

Staff have researched driveway requirements of similar sized cities with the following results:

Chesterfield – Maximum width of 26 feet. Minimum width of 10 feet.

Blue Springs – maximum of 30 feet.

Columbia – 12 foot minimum. 25 foot max for 2 car garage, 30 foot max for three car garage.

Springfield – Maximum 22 feet. Minimum 12 feet.

**Permitted Fencing Materials**

The Zoning Code regulates fences, including height, location and the material the fence is made of. The Zoning Code currently lists prohibited fencing materials, but does not list which materials are permitted and does not offer staff much guidance when uncommon fencing materials are proposed by property owners. Staff recommend listing permitted fencing materials within the Code, and adoption of language that allows for a Directors determination when uncommon materials are proposed. An expansion of the current list of prohibited materials and strengthening of code language relating to maintenance of fences is also recommended.

**Current Prohibited Materials**

Cloth, canvas and sheet metal.

Barbed wire, chicken wire and hog wire are only permitted when associated with an agricultural use.

**Materials Proposed to be Added to Prohibited List**

Plywood, rolled plastic, debris, junk, or any other materials not specifically manufactured for permanent fencing.

**Proposed List of Permitted Materials**

Wood, brick, composite, vinyl, chain link, decorative metal and other materials manufactured for permanent fencing and compatible with the character of the area.

**Staff Recommendation**

Staff recommends approval of the proposed Zoning Code amendments.

**Form of Motion**

Motion for approval of the proposed amendments to the Zoning Code.

**Jefferson City Planning Division  
Supplemental Staff Report  
Case P15009 – Driveway Width Amendment  
P&Z Commission - 8-13-15**

**Revised Staff Recommendation:** Recommend approval of revised amendment – to permit driveways with a maximum width of 30 feet for single family and duplex uses with three car garages facing the street.

**Background Information:**

Staff have conducted further research and sought out studies into recommended residential driveway widths with the following results:

<u>Study</u>	<u>Recommended Width (1-2 family driveways)</u>
Iowa State – Access Management Awareness Project	14-24 feet
Transportation Research Board – Guide for Geometric Design of Driveways – May be related to width of garage. Single Lane: 9-12 ft. Double Lane 16-20 ft.	
Utah Planning Association – General Parking and Driveway Standards	10-27 feet
GTCMPO (Rochester, NY) Safe and Efficient Driveway Design Study	14-24 feet

**Analysis:**

Analysis of driveway width requirements for other communities shows a wide range of maximum widths, with the general conclusion drawn by staff that residential driveway standards are a matter of local preference. Many of these local preferences tie the driveway width to the width of the garage, with the allowance of a 30 feet driveway for three car garages by the City of Columbia being the closest example. A fairly minor increase in driveway width (6' increase) in the rare circumstances of a three car garage would seem appropriate in order to allow for a more efficient use of the garage.

Planning and Public Works staff do have concerns that an increase in the permitted driveway width for all residential properties may have unintended consequences, and the proposal should be scaled back to only be applicable to properties with three car garages facing the street.

Please see the Engineering Division staff report for an analysis of the revised proposal.

**Jefferson City Planning & Zoning Commission Meeting**  
**Engineering Division Report**  
**Thursday, August 13, 2015, 5:15pm**

**Item 6. – New Business**

**Case No. P15009 –Zoning Text Amendments. (Continued from July 9, 2015) Section 35-58.**  
**Driveway Standards (Increasing maximum residential driveway width from 24’ to 30’ for a three (3) car garage)**

**Engineering Division Residential Driveway Width Discussion Items**

- **Storm Water Drainage-** Recent code changes to meet EPA requirements promote the reduction of impervious area. Increasing the maximum width for three (3) car garages would result in a slight net increase in impervious area for a residential lot. Maximum lot coverage provisions in the Zoning Code for overall impervious area however, have not changed.
  
- **Cul-de-sacs-** Frontage of cul-de-sac lots measured at the curb line provide for limited driveway space. Additionally, fire hydrants, street lights, and utility pedestals and storm water drainage inlets limit driveway access in the cul-de-sac radius. A three (3) car garage drive of thirty (30) feet, as well as smaller driveways, may still be limited by physical features of the roadway area.
  
- **Existing Driveways-** Existing driveways built to date have been considered with the 24’ maximum width. The proposed change to the maximum correlates with the addition or construction of a three (3) car front facing/street level garage. The driveway width, once past the right-of-way line, is currently allowed to exceed 24’ in width, with no maximum (allowing for additional parking space upon the residential lot, turnaround areas, etc).
  
- **Snow Removal-** As with current driveways, the wider the driveway, the more likely the opportunity is for accumulated snow to impede part of the drive entrance during snow removal operations. In the situation where lots have narrow frontages, this could lead to having limited space to place the accumulated snow.
  
- **Proximity to Intersections** Current provisions keep driveways from being any closer than forty (40) feet away from an intersection. Additional distance is necessary if the intersecting roadway is an arterial or collector roadway. This provision would still apply for all driveways.
  
- **Topography-** In certain topographical situations, a wider driveway may increase the difficulty in managing storm water drainage, maintaining the appropriate grade for a sidewalk, or maintaining a traversable driveway profile.