

Date: 1/3/23

Action

To: Board of Directors

From: Planning and Compliance Department

Re: Rule Approval–PC.5.10 Driveways

Background

Current rule required clarification on blocking the front of the home.

To improve the understanding of **PC.5.10** the Committee felt it necessary to revise the rule to include information on additional parking. The additional parking on the opposite side of the existing driveway, the Committee is including the criteria the Committee uses for additional parking and the approval process.

The sentence in red indicated that if additional parking is being requested is shall not obstruct the front view of the home. For members that want to install additional perpendicular parking on the opposite side of the driveway, there must be at least eight (8') feet between the side of the home and the property line, and the plan must meet the one-third (1/3) landscape requirements and a minimum of eighteen (18') feet between curb cuts.

Fiscal Impact

Fine: none. Informational purposes only.

Recommendation

It is recommended that the Board of Directors approve the rule revision for **PC.5.10** Driveway, as written

Cheryl Mitchell

Senior Planning and Compliance Manager

ACC Rule Revision

Current Rule:

PC.5.10 Driveways and Additional Parking

A concrete driveway shall be installed at all homes prior to occupancy. Only concrete or paver driveways are allowed for driveways or additional parking. In most cases, additional parking shall be perpendicular to the street and not transverse the front of the house. Additional perpendicular or parallel parking for a RV, trailer, boat, car, truck, etc. shall not block the front view of the home from the street and may be installed provided the one third landscaping requirement for the front yard is met per PC.8.1. Turn around (circular) driveways may be approved, providing they maintain a minimum of eighteen (18) feet between cutouts (i.e.; entrance and/ or exit). Circular driveways are for easy access to the street and are not for long term permanent parking of RVs, trailers, and boats. For corner lots with parking on the side parallel to the side street, the Committee will set the location for the parking area using the apex of the corner. Curb cuts cannot be made in the radius of the curb. Members must provide measurements and calculations for the 1/3 landscaping requirement. Decorative ribbons of landscaping material such as artificial grass or rocks may be installed in the concrete, but the ribbons will not be used for calculating the 1/3 landscaping requirement. Decorative ribbons of landscaping material such as artificial grass or rocks may be installed in the concrete but the ribbons or area between parking strips will not be used for calculating the one third landscaping requirement. A curb cut must be listed on the application if being accomplished. All driveways, additional parking, and curb cuts are at the discretion of the Committee based on the front width of the lot, neighbor's street parking requirements, aesthetics, and topography.

Proposed Change (Redlined):

PC.5.10 Driveways and Additional Parking

A concrete driveway shall be installed at all homes prior to occupancy. Only concrete or paver driveways are allowed for driveways or additional parking. In most cases, additional parking shall be perpendicular to the street and not transverse the front of the house. Additional perpendicular or parallel parking for a RV, trailer, boat, car, truck, etc. shall not **obstruct** the front view of the home from the street and may be installed provided the one third landscaping requirement for the front yard is met per PC.8.1. **For members that want to install additional perpendicular parking on the opposite side of the property away from the driveway, there must be at least eight (8) feet between the side of the home and the property line.** Turn around (circular) driveways and **additional parking** may be approved, providing they **meet the 1/3 landscaping requirement and also** maintain a minimum of eighteen (18) feet between **curb cuts** (i.e.; entrance and/ or exit). Circular driveways are for easy access to the street and are not for long term permanent parking of RVs, trailers, and boats. For corner lots with parking on the side parallel to the side street, the Committee will set the location for the parking area using the apex of the corner. Curb cuts cannot be made in the radius of the curb. Members must provide measurements and calculations for the 1/3 landscaping requirement. Decorative ribbons of landscaping material such as artificial grass or rocks may be installed in the concrete, but the ribbons or the area between parking strips will not be used for calculating the

one third landscaping requirement. ~~Decorative ribbons of landscaping material such as artificial grass or rocks may be installed in the concrete but the ribbons or area between parking strips will not be used for calculating the one third landscaping requirement.~~ A curb cut must be listed on the application if being ~~accomplished~~ **requested**. All driveways, additional parking, and curb cuts are at the discretion of the Committee based on the front width of the lot, neighbor's street parking requirements, aesthetics, and topography.

Proposed Change:

PC.5.10 Driveways and Additional Parking

A concrete driveway shall be installed at all homes prior to occupancy. Only concrete or paver driveways are allowed for driveways or additional parking. In most cases, additional parking shall be perpendicular to the street and not transverse the front of the house. Additional perpendicular or parallel parking for a RV, trailer, boat, car, truck, etc. shall not obstruct the front view of the home from the street and may be installed provided the one third landscaping requirement for the front yard is met per PC.8.1. For members that want to install additional perpendicular parking on the opposite side of the property away from the driveway, there must be at least eight (8) feet between the side of the home and the property line. Turn around (circular) driveways may be approved, providing they meet the 1/3 landscaping requirement and also maintain a minimum of eighteen (18) feet between curb cuts (i.e.; entrance and/or exit). Circular driveways are for easy access to the street and are not for long term permanent parking of RVs, trailers, and boats. For corner lots with parking on the side parallel to the side street, the Committee will set the location for the parking area using the apex of the corner. Curb cuts cannot be made in the radius of the curb. Members must provide measurements and calculations for the 1/3 landscaping requirement. Decorative ribbons of landscaping material such as artificial grass or rocks may be installed in the concrete, but the ribbons or the area between parking strips will not be used for calculating the one third landscaping requirement. A curb cut must be listed on the application if being requested. All driveways, additional parking, and curb cuts are at the discretion of the Committee based on the front width of the lot, neighbor's street parking requirements, aesthetics, and topography.

Fine: Guidance only. No fine associated with this rule.

Justification: To improve understanding concerning additional parking on the opposite side of the property away from the driveway, we are including additional criteria the Committee uses to make a decision.