

10/31/2025

AMENDMENT SUMMARY

Section 6-302.C

- Add driveways to the list of detached accessory structures and include a reference to Section 6-406.B.

Section 6-406.B.6

- Clarify width requirements.
- Add a table

AMENDMENT EXPLANATION

The Land Development Code was amended in December 2023 via Ordinance No. 5856, changing the dimension requirements for driveways and driveway aprons. This amendment was intended to clarify the appropriate dimensions and make the requirements consistent between the Village Code (VC) and Land Development Code (LDC).

Now that time has passed and staff has been able to evaluate the impacts of this code amendment, staff proposes new amendments to clarify the driveway width requirements and expand the maximum driveway width for properties with 1-car garages.

Amendments are proposed for Section 6-302, Accessory Structures, to add driveways to the table of detached accessory structures and referencing Section 6-406. An amendment is also being proposed to Section 6-406 of the LDC, which includes driveway width and length requirements for all single-family residential properties in the Village.

PROPOSED AMENDMENT TEXT

SECTION 6-302.C ACCESSORY STRUCTURES AND USES

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Table 6-302.C.1(B) – Detached Accessory Structures

Permitted Structures P = Permitted PC = Permitted with Conditions NP = Not Permitted	Residential Zoning Districts					Mixed Use Zoning Districts						Non-Residential Zoning Districts			Setbacks Permitted F = Front S = Side R = Rear * = specific limits	Specific Standards See Section:
	E-1	R-1	R-2 & R-2A	R-3 & R-3A	R-4	LSPD	OOH	COR	ORI	VCD	RSB	BIZ	MFG	OS		
Arbors, Gazebos, Pergolas, and Trellises	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	S*, R*	6-302.C.2
Basketball Poles and Hoops	PC	PC	PC	PC	PC	PC	PC	PC	PC	NP	PC	NP	PC	PC	F, S, R	6-302.C.5
Driveways	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	F*, S*, R*	6-406.B
Fences	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	F*, S*, R*	6-310
Flagpoles	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	F*, S*, R*	6-302.C.12
Garages	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC		6-302.C.13
Garbage Containers, Dumpsters, and Enclosures	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	S, R	6-302.C.14 6-302.D
Geothermal Energy Systems	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	F, S, R	6-314
Green Roof/Eco-Roof	P	P	P	P	P	P	P	P	P	P	P	P	P	P	N/A	6-302.H.1.c
Ice Skating Rinks	P	P	P	P	P	P	P	P	P	NP	P	NP	NP	P	R*	6-302.C.17
Lawn Furniture	P	P	P	P	P	P	P	P	P	P	P	P	P	P	F, S, R	6-302.C.18
Lawn Sprinklers	P	P	P	P	P	P	P	P	P	P	P	P	P	P	F, R	6-302.C.19
Laundry Drying Equipment	P	P	P	P	P	P	P	P	P	NP	P	NP	NP	P	S*, R*	6-302.C.20
Mailboxes	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	F, S	6-302.C.21
Outdoor Fireplaces	P	P	P	P	P	P	P	P	P	NP	P	NP	P	P	R*	6-302.C.23
Outdoor Seating Areas	NP	NP	NP	NP	NP	NP	PC	PC	PC	PC	NP	PC	NP	NP	F, S, R	6-302.L
Outside Storage	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	F*, S*, R*	6-302.I
Parking Lots	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	F*, S*, R*	6-302.C.24 6-306

SECTION 6-406.B. SIDEWALKS, DRIVEWAYS, AND PARKING LOTS

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6. **Widths and Lengths.** The maximum width for driveways and **driveway aprons** for single-family residences including circle drives shall be **per Table 6-406.B.6(1), unless stated otherwise elsewhere in the Land Development Code.** ~~ten (10) feet at the sidewalk line and sixteen (16) feet at the curb ; provided, that where a two (2) car or three (3) car garage is located within thirty (30) feet of the property line, the driveway shall not exceed twenty (20) feet at the sidewalk line or twenty-six (26) feet at the curb or thirty (30) feet at the sidewalk line and thirty-six (36) feet at the curb, respectively.~~ No driveway shall encroach upon any portion of the parkway in front of the adjoining property **or into any drainage & utility easement.** **Driveways may flare at the apron to a maximum width of 3 feet on either side at the curb line.** The maximum width of a driveway is applicable to the entire driveway length between the building line and sidewalk. ~~Single-family residential driveway aprons shall have a maximum width of ten (10) feet for one (1) car driveways, a maximum width of twenty (20) feet for two (2) car driveways, and a maximum width of thirty (30) feet for three (3) car driveways, measured at the sidewalk and shall flare to a maximum width of three (3) feet to either side at the curb line.~~ **The minimum driveway length is entirely on private property and excludes right-of-way and sidewalk.** The maximum width of a driveway apron is applicable **at the curb or street pavement edge, tapering to the maximum driveway width at the sidewalk or property line.** ~~to the entire driveway length between the sidewalk and the street. The minimum driveway length shall be 18 feet, excluding right-of-way and sidewalks. No driveway shall encroach upon any portion of the parkway in front of the adjoining parkway.~~ Driveways and driveway aprons also must adhere to construction specifications and requirements in Section 3-4-2-6 of the Village Code. The maximum width for driveways and driveway aprons for all other uses shall be as approved by the Board of Trustees upon recommendation of the Engineering Department. (Ord. 2959 – 11/18/96; Amd. Ord. 3281 – 8/16/99; Amd. Ord. 5061 1/26/16; Amd. Ord. 5126 9/19/16; Amd. Ord. 5653 – 11/1/21; Amd. Ord. 5856 – 12/18/23)

Table 6-406.B.6(1) – Driveway/Driveway Apron Widths and Lengths for Single-Family Residences

Garage Size	Maximum Driveway Width*	Maximum Apron Width**	Minimum Length
1-car	18'	24'	18'
2-car	20'	26'	18'
3-car	30'	36'	18'
3-car, facing a public street on a primary front yard (R-3 & R-3A)	30', tapering to 25' at the point where it crosses a sidewalk (or property line, if no sidewalk)	31'	18'

***The maximum driveway width is applicable for the entire driveway length between the building line and the sidewalk unless otherwise noted.**

****The maximum apron width is applicable along the curb and shall taper back to the driveway width at the sidewalk.**