



**ORLAND
PARK**

Driveway Width Text Amendment

2025-0875 Land Development Code Amendment

December 1, 2025

Amendment Summary

- The proposed amendment includes language to:
 - Increase the maximum driveway width requirement for single-family residences with 1-car garages
 - Add driveways to the list of detached accessory structures (Section 6-302)
 - Clarify requirements by adding a table and simplifying language in Section 6-406
- Goals:
 - “Clean up” the driveway requirements and make them easier to understand for permit applicants, residents, contractors, etc.
 - Address non-compliant driveways
 - Simplify the permitting and review process



Current Code Requirements

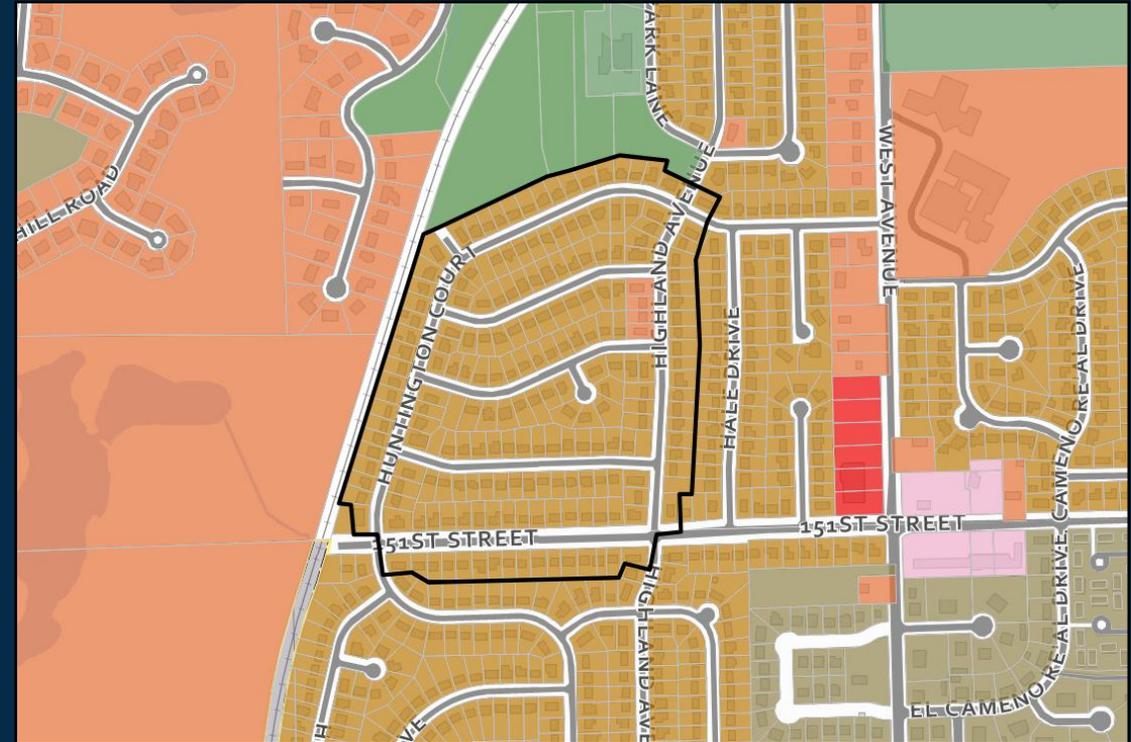
The maximum driveway width requirements are based on the size of the garage that the driveway serves:

- Garages have a maximum width of:
 - 1-car garage: 10' (16' apron)
 - 2-car garage: 20' (26' apron)
 - 3-car garage: 30' (36' apron)
- Driveways for 3-car garages that face a public street on a primary front yard in the R-3 & R-3A Districts can be up to 30'-wide but must taper to 25' at the point where it crosses a sidewalk (or property line, if there is no sidewalk). The apron can then flare to a maximum width of 31'.



Research

- Staff conducted research to determine the existing conditions of driveways for 1-car garages under the current code requirements
- The area surveyed has the most 1-car garages in the Village. A total of 190 properties were included, out of which 159 have 1-car garages. Only 12 of the properties with 1-car garages meet the current driveway width requirements.



	1-Car Garage	2-Car Garage	No Garage	Total
Number of Properties Surveyed	159	13	18	190
Non-Compliant Driveways	147	3	18	168 (88%)
Compliant Driveways	12	10	0	22 (12%)



Proposed Amendment Text

Key: Added Text is **Bolded** and **Highlighted**, Removed text is **Red** and **Strikethrough**

SECTION 6-302.C ACCESSORY STRUCTURES AND USES

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



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)



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

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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.



Plan Commission Action

Regarding Case Number 2025-0875 – Land Development Code Amendment: Driveway Width Requirements, the Plan Commission recommends to accept and make findings of fact as discussed at this Plan Commission meeting and within the Staff Report dated October 31, 2025;

And

The Plan Commission recommends that the Board of Trustees approve the Land Development Code Amendment for Sections 6-302.C and 6-406.B.6.

Recommended Motion

I move to approve the Plan Commission Recommended Action regarding Case Number 2025-0875 – Land Development Code Amendment: Driveway Width Requirements;

And

I move to adopt an Ordinance entitled: AN ORDINANCE AMENDING THE LAND DEVELOPMENT CODE OF THE VILLAGE OF ORLAND PARK, AS AMENDED

