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## RESIDENTIAL DRIVEWAYS – TEXT AMENDMENT DRAFT

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REV. 6/26/2025

### AMENDMENT SUMMARY

#### **Section 6-204.B.1**

- Clarify the maximum widths allowed for driveways with 1-car garages in the R-3 District.

#### **Section 6-204.5.B.1**

- Clarify the maximum widths allowed for driveways with 1-car garages in the R-3A District.

#### **Section 6-302.C**

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

#### **Section 6-406.B.6**

- Clarify width requirements and add a table.

### AMENDMENT EXPLANATION

The Land Development Code was amended in November 2023, revising 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) while ensuring that zoning related regulations are located within the LDC. Whereas the VC required the maximum driveway widths to be 10' for a 1-car garage, 20' for a 2-car garage, and 30' for a 3-car garage, the LDC allowed for wider driveways at 20' for a 1-car garage, 26' for a 2-car garage, and 36' for a 3-car garage. As the VC requirements supersede the LDC requirements, the decision at that time was to adopt the more restrictive requirement, amending the LDC to reinstate the width requirements that were listed in the VC. Moreover, locating the driveway width requirements in the LDC allows for staff to consistently enforce and interpret the code and ensure consistency in future updates.

Now that time has passed and staff has been able to evaluate the impacts of this code amendment, it is recommended that we change the driveway width requirements for properties within the R-3 & R-3A Districts. While the maximum driveway/driveway apron widths are currently based on the size of the garage for a single-family home, this creates issues for single-family properties with no garages or non-conforming garages.

Table 6-306(B) in the LDC states that detached dwelling units require 2 parking spaces per dwelling unit. However, the LDC does not consider tandem parking in determining code compliance. Many properties in the R-3 & R-3A Districts have legal non-conforming 1-car garages, with no room to expand to a 2-car garage. This makes it difficult and often times impossible for these properties to meet off-street parking requirements.

Increasing the maximum driveway width to 18' would allow for single-family residences to meet the Village's off-street parking requirements with additional space for residents to safely access their vehicles. Most 2-car garages are 16'-wide, with 16' driveways as a standard. Staff is suggesting that we allow for up to 18' as opposed to 16' to accommodate for larger vehicles and be consistent with other sections of the LDC. The LDC requires parking spaces to be a minimum of 9'-wide in parking lots, per Section 6-306.C.1. Therefore, allowing for driveways of up to 18' would allow two vehicles to safely park side-by-side.

Amendments are proposed to Sections 6-204.B.1 & 6-204.5.B.1 to add regulations for 1-car garages in the R-3 & R-3A Districts. Additionally, an amendment to Section 6-302, Accessory Structures, to add driveways to the table of detached accessory structures and referencing Section 6-406 is proposed. An amendment is also 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 6-204.B.1 R-3 RESIDENTIAL DISTRICT**

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B. **Permitted Uses.** The following uses may be established as permitted uses in the R-3 District, in accordance with the procedures established in Section [5-101](#) through [5-104](#):

1. Accessory uses, as provided in Section [6-302](#); (Ord. 4374 – 6/2/08)

**a. Garages for 1 vehicle facing a public street, provided that driveway widths are less than 18' at the point where it crosses a sidewalk; and**

~~a.~~ **b. Garages for ~~two (2)~~ 2 vehicles facing a public street or side-loaded;**

~~b.~~ **c. Garages for ~~three (3)~~ 3 vehicles facing a public street on the primary front yard provided that:**

i. The bay for the third vehicle is setback a minimum of ~~three (3) feet~~ **3'** from the primary garage;

ii. The ~~three (3)~~ **3** vehicle garage width constitutes less than 55% of the total building width; and

iii. Driveway widths are less than 25' ~~feet~~ at the point where it crosses a sidewalk.

~~c.~~ **d. Garages for ~~three (3)~~ 3 vehicles facing a public street on the side yard of a corner lot provided that: The bay for the third vehicle is offset a minimum of ~~one (1) foot~~ **1'** from the primary garage;**

~~d.~~ **e. Garages for ~~three (3)~~ 3 or 4 ~~four (4)~~ vehicles if it is side-loaded and not facing a public street.**

(Amd. Ord. 5061 – 1/18/16)

### **SECTION 6-204.5.B.1 R-3A RESIDENTIAL DISTRICT**

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B. **Permitted Uses.** The following uses may be established as permitted uses in the R-3A District, in accordance with the procedures established in Section [5-101](#) through [5-104](#):

1. Accessory uses, as provided in Section [6-302](#); (Ord. 4374 – 6/2/08)

**a. Garages for 1 vehicle facing a public street, provided that driveway widths are less than 18' at the point where it crosses a sidewalk; and**

~~a.~~ **b. Garages for ~~two (2)~~ 2 vehicles facing a public street or side-loaded;**

~~b.~~ **c. Garages for ~~three (3)~~ 3 vehicles facing a public street on the primary front yard provided that:**

i. The bay for the third vehicle is setback a minimum of ~~three (3) feet~~ **3'** from the primary garage;

ii. The ~~three (3)~~ **3** vehicle garage width constitutes less than 55% of the total building width; and

iii. Driveways widths are less than 25' feet at the point where it crosses a sidewalk.

c. d. Garages for ~~three (3)~~ 3 vehicles facing a public street on the side yard of a corner lot provided that: The bay for the third vehicle is offset a minimum of ~~one (1) foot~~ 1' from the primary garage;

d. e. Garages for ~~three (3)~~ 3 or 4 ~~four (4)~~ vehicles if it is side-loaded and not facing a public street.

(Amd. Ord. 5061 – 1/18/16)

## 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
<b>Driveways</b>	<b>PC</b>	<b>PC</b>	<b>PC</b>	<b>PC</b>	<b>PC</b>	<b>PC</b>	<b>PC</b>	<b>PC</b>	<b>PC</b>	<b>PC</b>	<b>PC</b>	<b>PC</b>	<b>PC</b>	<b>PC</b>	<b>F*, S*, R*</b>	<b>6-406.B</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 **and minimum length** for driveways, and **maximum width for driveway aprons**, for single-family residences including circle drives **are listed in Table 6-406.B.6(1)**, ~~shall be 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,~~ and shall be applied as such unless stated otherwise elsewhere in the Land Development Code. A driveway apron is to be a trapezoid in shape, with the narrower width at the sidewalk to match the driveway width and the wider width to be no wider than 3' to either side at the curb line or edge of street pavement. No driveway shall encroach upon any portion of the parkway in front of the adjoining property. 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 maximum width of a driveway apron is applicable 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**

<b>Garage Size</b>	<b>Maximum Driveway Width (I)</b>	<b>Maximum Apron Width (II)</b>	<b>Minimum Length (III)</b>
<b>No garage</b>	<b>18'</b>	<b>24'</b>	<b>18'</b>
<b>1-car (R-3 &amp; R-3A)</b>	<b>18'</b>	<b>24'</b>	<b>18'</b>
<b>1-car</b>	<b>10'</b>	<b>16'</b>	<b>18'</b>
<b>2-car</b>	<b>20'</b>	<b>26'</b>	<b>18'</b>
<b>3-car</b>	<b>30'</b>	<b>36'</b>	<b>18'</b>
<b>3-car (R-3 &amp; R-3A)</b>	<b>25'</b>	<b>31'</b>	<b>18'</b>

(I) The maximum driveway width is applicable for the entire driveway length between the building line and the sidewalk.

(II) The maximum apron width is measured at the curb line or edge of street pavement.

(III) The minimum driveway length excludes right-of-way and sidewalks.