

**AN ORDINANCE TO AMEND THE CODIFIED ORDINANCES OF THE
CITY OF SOUTHGATE
BY AMEND SECTION 1292.03 (k).**

Preamble

**AN ORDINANCE TO AMEND THE CODIFIED ORDINANCES OF THE
CITY OF SOUTHGATE BY AMENDING SECTION 1292.03(k) LAYOUT,
CONSTRUCTION AND MAINTENANCE OF PARKING AREAS.**

**SECTION 1292.03(K), LAYOUT, CONSTRUCTION AND MAINTENANCE OF
PARKING AREAS.**

(k) (1) To construct or replace a driveway or an approach, serving a single family resident, a site plan shall be submitted, approved and a zoning permit issued by the Building Department to the homeowner or a contractor, to ensure proper placement as regulated by this Zoning Code.

(2) Driveways serving single-family residences shall be by means of clearly limited and defined drives which shall consist of either concrete, brick pavers, or a combination of both.

(3) Driveways and approaches must be the same width at the City sidewalk (Except as noted in 1292.03(k)(9)), and driveways must be located on the same side of the lot as adjoining properties, unless approved in advance in writing by the Building Department or, if denied, the applicant must seek approval of the Board of Zoning Appeals after review and approval by the Planning Commission.

(4) Single-family residences without a garage may install a driveway not more than twelve feet wide. When the width of the side yard between the house and the side lot line is less than twelve feet wide, in front of the house the driveway may be expanded to the maximum permitted width but may not extend across the front of the house more than two feet, and may extend to the street at that width.

(5) Single-family residences with a garage may install a driveway as wide as the garage wall subject to the requirements of Sections 1298.04(a)(1) and 1298.04(a)(3) containing the vehicle entrance door. When the width of the side yard between the house and the side lot line is less than twelve feet wide, in front of the house the driveway may be expanded to the maximum permitted width but may not extend across the front of the house more than two feet, and may extend to the street at that width.

(6) Single-family residences with an attached garage on a cul-de-sac or concaved curve lot at the street property line may install a driveway as wide as the front garage wall, subject to Section 1298.04(a)(1), containing the vehicle entrance door; however, the drive must gradually taper to the City sidewalk not to exceed forty percent of the front lot width.

(7) Front yard circle driveways may be installed on any lot that has a minimum front yard width of seventy-five feet. The driveway width for the circle cannot exceed twelve feet and shall have a minimum side yard setback of five feet for each side.

(8) Single-family residences on a corner lot with the garage entrance less than twenty (20) feet from the existing sidewalk may install an additional parallel paved parking area on the garage entrance side of the corner lot, within their existing road right-of-way, between the sidewalk and curb. Only one (1) parallel to the road space shall be permitted and shall meet the following requirements.

A. The paved (four (4) inches of concrete) parallel parking space shall be no wider than ten (10) feet and no less than eight (8) feet, and no longer than twenty (20) feet, unless otherwise approved by the Building Department.

B. The area between the sidewalk and curb to allow this parking area shall be a minimum of nine (9) feet. Any area not paved shall only be between the sidewalk and the new parking area, not the curb and the new parking area, unless otherwise approved by the Building Department.

C. The existing sidewalk shall not be included as part of the paved area and the existing sidewalk will in no way be blocked by the parking area.

D. If a tree, landscaping or other is required to be removed from the ROW the homeowner shall be solely responsible. City policy on tree removal and replacement shall be required.

E. The existing sidewalk shall not be obstructed in any way, this includes overhanging mirrors, bumpers, trailer hitches, etc.

F. The parking pad shall not be within thirty (30) feet of the approach to a flashing beacon, stop sign, or traffic-control signal located at the side of a street.

G. A site plan shall be submitted, approved and a zoning permit issued by the Building Department to the homeowner or a contractor, to ensure proper placement of the parking area as regulated by this Zoning Code.

(9) Single-family residences with an approach (sidewalk to curb) of greater than twenty (20) feet deep are allowed to add, with the building official's approval, an additional paved parking area, contiguous to the existing approach, within their existing road right-of-way, between the sidewalk and curb. Only one (1) perpendicular to the road space shall be permitted and shall meet the following requirements.

A. The paved (~~four~~^{six} (6) inches of concrete) parking space shall be no wider than ten (10) feet unless otherwise approved by the Building Department.

B. The area between the sidewalk and curb to allow this parking area shall be a minimum of twenty (20) feet. Any area not paved shall only be between the sidewalk and the new parking area, not the curb and the new parking area, unless otherwise approved by the Building Department.

C. The existing sidewalk shall not be included as part of the paved area and the existing sidewalk will in no way be blocked by the parking area.

D. If a tree, landscaping or other is required to be removed from the ROW the homeowner shall be solely responsible. City policy on tree removal and replacement shall be required.

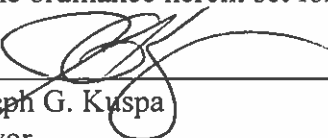
E. The existing sidewalk shall not be obstructed in any way, this includes overhanging mirrors, bumpers, trailer hitches, etc.

F. A site plan shall be submitted, approved and a zoning permit issued by the Building Department to the homeowner or a contractor, to ensure proper placement of the parking area as regulated by this Zoning Code.

G. The total width of the approach, including the additional parking space, may not exceed 50% of the lot frontage.

Authentication

This is to certify that the undersigned do hereby authenticate the foregoing record of the ordinance herein set forth.



Joseph G. Kuspa
Mayor



Janice M. Ferencz
City Clerk

Adopted February 7, 2024

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