



COMMUNITY DEVELOPMENT DEPARTMENT

Subject: Site Coverage for Parcels with Private Access and Driveway Easements

Issue: The Development Code does not provide direction on how to measure site coverage for parcels that are encumbered with a private access or driveway easement, specifically whether the area within the easement may be counted towards the total site area and, if so, under what conditions.

Reference: Table 2-4 (Residential District General Development Standards)

Policy/Procedure: The applicant shall have the choice to include or exclude the access/driveway easement area for calculating the total site area. If the applicant decides to include the easement area and a driveway is constructed within the easement, the impervious surface of the driveway shall be counted towards the site coverage, even if the driveway provides access to off-site parcels. If a driveway is not constructed within the easement, the impervious surface for a future driveway with a width of 12 feet (16 feet if the easement serves five or more parcels) extending along the entire length of the easement within the parcel shall be calculated and shall be counted towards the total site coverage.

Effective Date: November 17, 2000

Approved by: _____
Tony Lashbrook, Director