

## ORDINANCE #2737-24-0715

### AMENDING CHAPTER 102, SECTION 118 ENTITLED OFF-STREET PARKING AND LOADING REQUIREMENTS SUBSECTION F ENTITLED DRIVEWAYS ITEM (4)

**BE IT ORDAINED** by the Borough Council of the Borough of Somerville that Chapter 102 Schedule Section 118, Subsection F entitled Driveways Item (4) be amended to read as follows:

#### **§ 102-118 Off-Street Parking and Loading Requirements. F. Driveways**

In addition to the requirements in Schedule C and § 102-85, the following off-street parking and loading requirements shall be complied with:

#### F. Driveways.

- (1) No driveway shall be permitted to serve any use other than the permitted use on the lot upon which such driveway is located, except when such driveway provides access to a joint parking facility permitted by § 102-118B(7), or when a driveway serves a parking area that is permitted to be located on a separate lot from the principal use or building, or when a driveway is located on a lot adjacent to the lot containing the principal building or use, if the adjacent lots are in common ownership and are devoted to uses accessory to the same principal building. [Amended 06-16-03 by Ord. 2143]
- (2) Entrances to and exits from parking and loading areas for non-residential uses shall be located no closer than ten (10) feet from any property located in a residential zone, and such entrances for multi-family residential uses shall be located no closer than ten (10) feet from any property located in the R-1, R-2 or R-3 zone districts, in all cases measured from the property line to the curb face or edge of pavement of the driveway, excluding curb returns at entrances. [Amended 06-16-03 by Ord. 2143]
- (3) All developments shall comply with the standards of any access management code adopted pursuant to the State Highway Access Management Act by the Commissioner of the Transportation in the case of a State highway, with the standards of any access management code adopted by the County in the case of a County road or highway, and with the standards of any Borough access management code adopted in the case of a Borough street or highway.
- (4) No driveway used or intended to be used for a single-family detached or two-family dwelling shall have a width within the front yard exceeding  $\frac{1}{5}$  of the width of the lot for which the driveway provides access; provided, however, that where otherwise lawful, no driveway shall be required to be less than ten (10) feet wide and no driveway shall exceed the width of 34 feet, with the exception of Block 92.01, all lots; Block 85- all lots; Block 84, all lots; Block 83.01, all lots; Block 85.01, all lots; Block 85.02, all lots; Block 83, lots 5 through 15; Block 90, all lots, excluding lots 4, 3, 2.01 and 1.01; Block 92, all lots; Block 92.02, all lots; Block 92.03, all lots; Block 92.04, all lots; Block 92.06, all lots; Block 92.05, all lots; Block 92.07, all lots; Block 87, all lots; and Block 86, excluding lots 1 through 15, which allows aprons and driveways to be a maximum of 18 feet in width. On corner lots and through lots, the lot width used for making the above calculation shall be that side of the lot through which the driveway provides access to the street. Notwithstanding the foregoing, a driveway shall be permitted to exceed the total width of functional garage door(s) by up to nine feet, but only for a distance of 20 feet in front of such garage door(s). [Added 12-17-01 by Ord. 2118; Amended 06-16-03 by Ord. 2143; 12-16-14 by Ord. No. 2425; 9-21-2015 by Ord. No. 2476; 12-21-2015 by Ord. No. 2486]

- (5) Driveways and parking areas for single-family detached and two-family dwellings shall be surfaced to a depth of at least two (2) inches with crushed and compacted stone, asphalt, concrete, pavers or other material acceptable to the Borough Engineer. [Added 06-16-03 by Ord. 2143]
- (6) There shall not be more than two (2) driveways accessory to single-family detached or two-family dwellings for each street frontage, and such driveways shall be located at least forty (40) feet apart, exclusive of curb returns or flared aprons. [Added 06-16-03 by Ord. 2143]

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Adoption:  
Final Publication:

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Brian G. Gallagher, Mayor



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Kevin Sluka, Clerk/Administrator