

1st Reading:  
2nd Reading:

**SPONSOR: HARRELL**

**ORDINANCE NO. \_\_\_\_**

**BILL NO. 22-83**

**AN ORDINANCE AMENDING SECTION 430.180 AND SECTION 430.190 OF THE ZONING CODE PERTAINING TO DRIVEWAY WIDTHS AT THE RIGHT-OF-WAY.**

**WHEREAS**, Staff requested that the Planning and Zoning Commission review amendments to Section 430.180, Driveway Regulations For Commercial/Business Lots And Multiple-Family Complex Lots, and Section 430.190, Driveway Regulations For Industrial Lots, of the Zoning Code related to driveway widths at the right-of-way; and

**WHEREAS**, the Planning and Zoning Commission held a noticed public meeting on October 4, 2022 regarding amending Section 430.180, Driveway Regulations For Commercial/Business Lots and Multiple-Family Complex Lots, and Section 430.190, Driveway Regulations For Industrial Lots, of the Zoning Code related to driveway widths at the right-of-way; and

**WHEREAS**, after discussion of the proposed amendments, the Commission made a recommendation to the Board of Aldermen that Section 430.180 and Section 430.190 be amended as presented by staff; and

**WHEREAS**, the Board of Aldermen held a duly noticed public hearing on October 27, 2022, in compliance with the City Code and Chapter 89 RSMo., to hear public comment on the proposed amendments; and

**WHEREAS**, after consideration of the Commission's recommendation and the public hearing, the Board of Aldermen agrees with the Commission's recommendation and finds it in the best interest of the City to approve such text amendments.

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF FENTON, MISSOURI, AS FOLLOWS:**

**Section 1.** Section 430.180, Driveway Regulations For Commercial/Business Lots And Multi-Family Complex Lots, of the Zoning Code is hereby amended by repealing Section 430.180 in its entirety and enacting a new Section 430.180, Driveway Regulations For Commercial/Business Lots And Multi-Family Complex Lots, as follows:

**ORD. NO. \_\_\_\_**

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**Section 430.180 Driveway Regulations For Commercial/Business Lots And Multi-Family Complex Lots.**

A. Single Entrance And Exit Driveways.

1. The minimum width of entrance and exit Driveways shall be fourteen (14) feet at the right-of-way.
2. The maximum width of entrance Driveways shall be eighteen (18) feet at the right-of-way.
3. The maximum width of exit Driveways shall be twenty-four (24) feet at the right-of-way.
4. There shall be a minimum distance of eighty (80) feet between Driveways measured at the right-of-way.
5. The minimum distance from the point of Intersection shall be eighty (80) feet on Corner Lots.
6. All Driveways shall be constructed with a minimum radius of twenty (20) feet. The maximum radius shall be forty (40) feet unless it is determined by the Director of Public Works that a larger radius is required to provide adequate turning movements.

B. Combined Entrance/Exit Driveways.

1. The minimum width of combination entrance/exit Driveways shall be twenty-four (24) feet at the right-of-way.
2. The maximum width of combination entrance/exit Driveways shall be thirty-six (36) feet at the right-of-way, except that the maximum width may be increased to forty-two (42) feet to allow one (1) island not to exceed six (6) feet in width between the entrance and exit.
3. The minimum distance from the point of Intersection shall be one hundred twenty (120) feet.
4. The minimum radius for all Driveways shall be twenty (20) feet. The maximum radius shall be forty (40) feet unless determined by the Department of Public Works that a larger radius is required to provide adequate turning movements.
5. The minimum distance between Driveways on the same Lot shall be one hundred twenty (120) feet at the Street.

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**Section 2.** Section 430.190, Driveway Regulations For Industrial Lots, of the Zoning Code is hereby amended by repealing Section 430.190 in its entirety and enacting a new Section 430.190, Driveway Regulations For Industrial Lots, as follows:

**Section 430.190 Driveway Regulations For Industrial Lots.**

- A. The minimum width of Driveways shall be twenty-four (24) feet measured at the right-of-way.
- B. The maximum width of Driveways shall be thirty-six (36) feet measured at the right-of-way.
- C. The minimum distance from the point of Intersection shall be one hundred fifty (150) feet.
- D. The minimum distance between two (2) Driveways on the same Lot shall be two hundred (200) feet measured at the right-of-way.
- E. The minimum radii for all Driveways shall be twenty (20) feet.

The width, number of Driveways, or radii may be increased or decreased as determined by the Director of Public Works to provide for high traffic volumes or movement of large trucks.

**Section 3.** This ordinance shall be in full force and effect after the date of its passage and approval.

PASSED this 27<sup>th</sup> day of October, 2022.

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JOE MAURATH, MAYOR

APPROVED this 27<sup>th</sup> day of October, 2022.

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JOE MAURATH, MAYOR

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ATTEST:

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Jane Hungler, City Clerk

Motion to approve. Roll Call vote:

Ayes:

Abstain:

Nays:

Absent:

**ORD. NO. \_\_\_\_**