

Proposed Zoning Ordinance Amendments to Provide Driveway Standards

- [New proposed standards in blue](#)

V – 1.06. Structure and Site Requirements.

- a. All new single- and two-family dwelling units shall have a two-car garage on the same lot.
- b. Parking lots shall be screened from upper unit views, with trees, trellises, or carports.
- c. The street address shall be attached to the back gate.
- d. Two garbage cans placed on an elevated rack or in an enclosed building are required for each dwelling unit; in the event of a semi- or fully-automated system of refuse collection, this provision is waived.
- e. Only vertically oriented windows shall be permitted on the front façade.
- f. The front door shall face the front lot line.
- g. All new houses shall have a minimum twenty-four inch finished first floor line above grade.
- h. No new driveways or curb cuts in residential zones shall be permitted unless authorized by this Ordinance.
 - [V-1.06 H \(1\) A new curb cut for a driveway shall only be allowed on lots with a residential structure.](#)
 - [V-1.06 H \(2\) A new curb cut for a driveway may be approved if the driveway design meets the standards of IX-5.06.](#)
 - [V-1.06 H \(3\) A permit from the Building Department must be approved before construction begins on a new curb cut or driveway.](#)
- i. Unless the entire front yard is one hundred square feet or less, not less than fifty percent of the uncovered lot shall be landscaped with organic materials not prohibited by this Ordinance or other ordinances of the City of Hamtramck.

IX – 5.05. Use of Parking Facilities.

- 5.05.1. *Storage.* No motor vehicles or trailers shall be stored on any lot if the motor vehicle or trailer is not properly registered with the State of Michigan or does not display its proper current license plate as identified by its vehicle registration, unless such a motor vehicle or trailer is stored within a private garage.
- 5.05.2. *Repair.* Except for emergency conditions, no repair of any motor vehicle shall be conducted outside of a private garage. Repairs of motor vehicles in private garages in residential zones shall be permitted only if the owner of the motor vehicle is repairing a motor vehicle of which a title is properly registered in his name, at the address that is shown on the title, and conducted by a person whose driver's license has the same

address where the repairs are being performed and where the motor vehicle is registered.

IX-5.06 Requirements for Residential Driveways

5.06.1 Driveways in the residential district must hold at least 2 vehicles.

5.06.2 Pervious driveway surfaces may be utilized to meet the landscape requirements of V-1.06(i). Acceptable pervious pavements include porous asphalt or concrete and permeable pavers or others approved by the Building Official. Gravel and other loose aggregates are prohibited.