

Attachment C 3-9-20 LIPB Meeting Minutes L

DRAFT 2-8-20

**Proposed Ordinance Changes to
Articles 1 Definitions, 3 IR-1 Island Residential Section 3, 3 IR-2 Island Residential
Section 3 and 16 Driveway Standards**

A. Our current ordinance requires that lot frontage be on a street which is defined in our ordinance as a public way. This means that lots that do not abut a public way are unbuildable. Adding the following definition of lot frontage to Article 1 Definitions will allow lot frontage to be on either public or private right of way fixing this problem.

ARTICLE 1 DEFINITIONS

Lot Frontage - The portion of a property line, measured in horizontal distance, that directly abuts a public or private way.

B. Article 16 Section 3.A currently requires a driveway for all new building construction. We should consider adding language to Article 16 that requires all new driveways be so designed and constructed so as to permit the delivery of municipal fire and emergency services. While we are making changes to Article 16 we should fix some minor problems with it. Consider the following proposed changes:

ARTICLE 16 DRIVEWAY STANDARDS

16.1 Purpose. This ordinance is adopted by the Town of Long Island to establish standards for the construction of new and or relocation of existing driveways ~~for residential use.~~

16.2 Definitions.

Residential Driveway- A driveway the sole purpose of which is to provide access from a public ~~or private~~ way to a single or multi-family dwelling.

16.4 Driveway Standard.

A. General Design. Driveways shall be located and designed in profile and grade to afford safe and convenient access to and from public ways, and to maintain ~~to and~~ preserve the integrity of adjoining public ways. **With They should have** a clear line of site to and from adjoining public ways, with proper erosion controls, so that storm water run off or associated debris will not flow onto public ways or adjacent properties, and with proper measures to prevent damage or erosion to the public way or adjacent properties. ~~As conditions to~~ Driveway ~~Pp~~permits applicants ~~s~~ will be required to site all driveways and employ all necessary and appropriate construction, erosion and storm

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water control and techniques ~~for improvement to these ends~~. Driveway apron areas connecting with public ways shall not extend any further into the public way than the edge of the improved surface of the public way. **Driveways shall be designed, constructed and maintained so as to be sufficient to permit the delivery of municipal fire and emergency services.**

C. Finally, we should clean up the language in Article 3 sections 3.2.E(2) Minimum street frontage and 3.3.E(2) Minimum street frontage as follows:

3.2 IR-1 ISLAND RESIDENTIAL ZONE

(2) Minimum street frontage:

One hundred (100) feet, except that a lot of record as of the date of the adoption of these ordinances and held under separate and distinct ownership from adjacent lots need not provide street frontage. ~~if access is available by means of a permanent easement or right-of-way which existed as of the date of the adoption of these ordinances. Such easement or right-of-way shall have a minimum width of sixteen (16) feet and a minimum travel width of eight (8) feet except that an easement or right-of-way providing access for three (3) or more lots or providing the only means of access to a parcel or parcels of three (3) acres or more, shall be a minimum thirty-two (32) feet wide. Such easement or right-of-way shall be sufficient to permit municipal service delivery.~~

3.3 IR-1 ISLAND RESIDENTIAL ZONE

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