Article __. Shall an ordinance entitled “Chapter 14 LAND USE ORDINANCE” be amended by adding the underlined language and deleting the language in strikeover type as shown below to Article 3: ZONING DISTRICT STANDARDS and Article 16: DRIVEWAY STANDARDS?

**3.2 IR-1 ISLAND RESIDENTIAL ZONE**
E. Dimensional requirements. In addition to the provisions of this chapter, lots in the IR-1 zone shall meet the following minimum standards.

(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-2 ISLAND RESIDENTIAL ZONE**
E. Dimensional requirements. In addition to the provisions of this chapter, lots in the IR-1 zone shall meet the following minimum standards.

(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.~~

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 or relocation of existing driveways ~~for residential use~~.

**16.2 Definitions.**

**Driveway-** A private or joint or commercial drive, road, field road, paper street, or other avenue used primarily for vehicular travel that runs through any land and that connects or will connect to a public or private way. For purposes of this definition driveways shall also include the apron area where a driveway connects with a public or private way and any associated drainage improvements, including but not limited to drainage ditching and culverts and related structures or other structures or improvements that control or influence storm water runoff.

**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 and private ways, and to maintain to and preserve the integrity of adjoining public ways. With They shall have a clear line of site to and from adjoining public and private ways, with proper erosion controls, so that storm water stormwater run-off or associated debris will not flow onto public or private ways or adjacent properties, and with proper measures to prevent damage or erosion to the public or private way or adjacent properties. As conditions to Driveway Permits applicant will be required to site all driveways and employ all necessary and appropriate construction, erosion and storm water stormwater 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.
B. Driveways shall be designed, constructed and maintained so as to be sufficient to permit the delivery of municipal fire and emergency services.

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Discussion

Section 16.3.A currently requires a driveway for all new building construction. It also includes standards in Section 16.4 but these standards do not ensure that a driveway is designed, constructed and maintained so as to be sufficient to permit the delivery of municipal fire and emergency services. The delivery of fire and emergency is important. Note that this a very general requirement, "sufficient to permit", and requires that the CEO, Public Works Director or Fire Chief or a combination of these officials approve a driveway permit applicant's driveway plan.

The last two sentences of Zoning District Standards Sub-Sections 3.2.E(2) and 3.3.E(2) address driveways standards and require that driveways permit the delivery of municipal services. These sentences can be deleted as the proposed changes to Section 16.4A takes care of these requirements.