

## **MEMORANDUM**

**To:** Mayor and City Council  
**From:** Paul Leonhardt, Planning & Zoning Manager  
**Date:** April 25, 2022  
**Subject:** Presentation of Options for Regulating Materials for Residential Driveways

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### **ITEM DESCRIPTION**

This item is an overview of options for regulating the materials for residential driveway construction.

### **DISCUSSION**

Currently, the Zoning Ordinance does not regulate material choices for residential driveways. While the majority of driveways is built of concrete, there are examples of paver, asphalt, and gravel driveways. While gravel driveways can be built solidly and be aesthetically pleasing, the Code Enforcement Division occasionally receives complaints about gravel driveways that are not constructed properly and filled-in gravel front yards replacing lawn areas.

Main benefits of gravel driveways are a certain rural aesthetic and low cost. Gravel driveways cost approximately \$1 to \$2 per sf, while concrete driveways cost approximately \$4 to \$7 per sf. Main downsides are that a gravel driveway needs to be properly installed to be well-functioning, and that they are less durable than asphalt or concrete. Without ongoing maintenance they tend to disintegrate faster than other options, which can create poor aesthetics and be a concern of neighbors.

Of Dunwoody's peer cities, Chamblee and Roswell allow gravels driveways, while Sandy Springs, Brookhaven, Alpharetta, and Tucker do not permit them. Chamblee has performance standards for gravel driveways that include minimum depth standards and a durable border so that the gravel does not leak into the yard.

### **STAFF RECOMMENDATION**

Staff recommends adopting a text amendment that regulates driveway materials. This text amendment should either disallow gravel driveways or create performance standards for their use. Staff recommends to include language that continues to allow ribbon driveways, grass-crete, and paver systems.



# *City of* **Dunwoody** *Georgia*

## Residential Driveways

April 25<sup>th</sup>, 2022

Packet page:...

# Current Regulations

- For single-family residential properties, code is silent on driveway materials
- Sec. 27-206 requires paved area to be less than 35% in a street yard



#14.



# Pros and Cons of Gravel Driveways

- Lower cost: Gravel app. \$1 - \$2 per sf (\$1,000 - \$6,000 per lot), Asphalt app. \$2 - \$5 per sf (\$2,000 - \$15,000 per lot), concrete app. \$4 – 7 per sf (\$4,000 - \$21,000 per lot)
- Certain rural aesthetic, especially with longer, winding driveways
- Gravel can be pervious, but needs to be properly built and regularly maintained/cleaned to remain pervious
- Needs to be properly installed to be well-functioning (drainage, dust control, etc.)
- Less durable than asphalt or concrete; requires regular maintenance

# Sandy Springs

## Sec. 8.1.8 – Parking Lot Layout and Design

### H.Surfacing

- 1.Parking and loading areas must be surfaced with concrete, asphaltic concrete, asphalt, or other dust-free surface.
- 2.Surface parking spaces on lots or sites containing more than the minimum number of spaces required by this Division must be of pervious material for any spaces beyond the minimum required.
- 3.Porous pavement material may be substituted for standard dust-free pavements subject to the approval of the Director. Permitted materials include, but are not limited to, grass, "grasscrete," ring and grid systems used in porous or grid pavers.

[https://library.municode.com/ga/sandy\\_springs/codes/development\\_code?nodeId=ART8SIDE\\_DIV.8.1PA\\_S8.1.8PALOLADE](https://library.municode.com/ga/sandy_springs/codes/development_code?nodeId=ART8SIDE_DIV.8.1PA_S8.1.8PALOLADE)

# Brookhaven

## Sec. 27-838 - Surfacing

All off-street parking areas and access drives shall be surfaced and maintained with an asphaltic or Portland cement binder concrete or other dustless, all-weather surface approved by the community development director.

## Sec. 27-818. Parking in setbacks and yards

(d) Ribbon driveways that consist of two wheel tracks with turf or ground cover plantings in the median between wheel tracks are allowed to serve detached houses, attached houses and two-flats. Each wheel track of a ribbon driveway shall be surfaced in compliance with the requirements of this article and be at least two and one-half feet in width. The median area between each wheel track is not counted as impervious area if its is planted and maintained with turf or other ground cover planted within pervious soils.

[https://library.municode.com/ga/brookhaven/codes/code\\_of\\_ordinances?nodeId=PTIICORR\\_CH27ZO\\_ARTVIIIIPAC\\_DIV8PALADE\\_S27-838SU](https://library.municode.com/ga/brookhaven/codes/code_of_ordinances?nodeId=PTIICORR_CH27ZO_ARTVIIIIPAC_DIV8PALADE_S27-838SU)

# Alpharetta

## Section 2.5 – Parking and Loading, 2.5.5 – Design Criteria

D. Off-street parking lots, whether public or private, shall be graded to insure proper drainage, surfaced with concrete or asphalt on an approved base and maintained in good condition free of weeds, dust, trash and debris. A gravel surface may be used for parking when such parking is in excess of code requirements and located within 700' of a waterway.

F. Within residential districts, gravel parking in existence as of 01/01/01 may remain. Such gravel parking areas shall accommodate a maximum of two vehicles and shall be contained on three sides by landscape timbers.

[https://library.municode.com/ga/alpharetta/codes/unified\\_development\\_code?nodeId=ARTIIUSLAST\\_S2.5PALO](https://library.municode.com/ga/alpharetta/codes/unified_development_code?nodeId=ARTIIUSLAST_S2.5PALO)



# Tucker

## Section 46-1459 – Parking in NR-1 and NR-2 Districts

(a) Typical paving surfaces. The paving surface of required minimum on-site and off-site parking areas shall be a dust-free, all-weather material (e.g., asphalt, concrete, or pavers). The paving surface shall have the parking stalls, loading and unloading zones, fire lanes and any other applicable designations delineated in white or yellow paint.

(b) Alternative paving surfaces may be used for the number of spaces that exceed 105 percent of the minimum required spaces subject to the confirmation by the planning and zoning director of the pervious nature of the alternative paving material and the numerical calculations.

(1) Alternative paving surfaces may include living turf grass or similar ground cover, pervious pavers or concrete, stabilized grass lawn, or other pervious parking surfaces.

(2) Driveways, access aisles and parking spaces (excluding handicapped) may be surfaced with grass lawn or other pervious parking surface serving:

- a. Uses within 50 feet of environmentally sensitive areas identified in the comprehensive plan;
- b. Uses which require parking for less than five days per week during a typical month; and
- c. Parks, playgrounds, and other similar outdoor recreation areas with less than 200 parking spaces.

[https://library.municode.com/ga/tucker/codes/code\\_of\\_ordinances?nodeId=PTIICOOR\\_CH46ZO\\_ARTVIPAS46-1459PASU](https://library.municode.com/ga/tucker/codes/code_of_ordinances?nodeId=PTIICOOR_CH46ZO_ARTVIPAS46-1459PASU)

# Chamblee

## Section 250-12 – Parking in NR-1 and NR-2 Districts

(a) Parking any automobile, motorcycle, motor vehicle or trailer shall not be allowed in the front yard, side yard, or rear yard of a residence unless said automobile, motorcycle, motor vehicle or trailer is parked on a concrete, asphalt, or gravel driveway or parking area. It shall be unlawful to park any automobile, motorcycle, motor vehicle, trailer, or recreational vehicle on the grass, lawn, or dirt areas.

(1) Gravel driveways and parking areas shall meet the following standards:

- a. Gravel areas must be at least four (4) inches deep;
- b. Gravel areas shall have a substantially durable border constructed of wood, concrete, brick or stone, extending a minimum of one (1) inch below the depth of the gravel. The border shall prevent the migration of gravel from the parking or driveway area to the right-of-way.

[https://library.municode.com/ga/chamblee/codes/code\\_of\\_ordinances?nodeId=PTIICOOR\\_AP\\_XAUNDEOR\\_TIT2LAUSZO\\_CH250OREPALOST\\_ART10REPAST\\_S250-12PADI](https://library.municode.com/ga/chamblee/codes/code_of_ordinances?nodeId=PTIICOOR_AP_XAUNDEOR_TIT2LAUSZO_CH250OREPALOST_ART10REPAST_S250-12PADI)

# Roswell

## A. Parking in the Front Setback.

1. In all detached house, attached house and townhouse lots, parking is allowed only on a hard-surfaced driveway (i.e. asphalt, concrete, gravel, pavers or if approved by the City Engineer, a turf-reinforced driveway). No parking is allowed in grass or lawn areas. For existing developed parcels that do not currently have a driveway that conforms to the above description, parking would be allowed on the non-compliant surface until such time a development permit is issued for the property. At that time, the property would be required to come into compliance with all applicable code requirements.

[https://library.municode.com/ga/roswell/codes/unified\\_development\\_code?nodeId=UNIFIED\\_DEVELOPMENT\\_CODE\\_ART2RUIN\\_S2.2RUAPALDI\\_2.2.20REPALO](https://library.municode.com/ga/roswell/codes/unified_development_code?nodeId=UNIFIED_DEVELOPMENT_CODE_ART2RUIN_S2.2RUAPALDI_2.2.20REPALO)

# Considerations

- Two options for changes: Either create standards for gravel driveways (curbing, sub-base, etc.) or disallow gravel driveways
- Staff recommends continuing to allow ribbon driveways, grass-crete, pavers, etc.
- Create regulations for residential only or also for commercial?

