



Zoning Text Amendment Westfield Township

Meeting: November 6, 2013
Applicant: Westfield Township Zoning Commission
Amendment: Article V, Entrances and Exits, Section 506 Entrances and Exits
Reviewer: Rob Henwood

Proposed Amendments: (Text to be deleted is shown as ~~strikeout~~). This amendment proposed by the Westfield Township Zoning Commission, deletes § 506(B) which limits the number of driveways to one per lot.

ARTICLE V: VEHICLES, PARKING AND DRIVEWAYS

506 ENTRANCES AND EXITS

- A. Entrances and exits shall be located to minimize traffic congestion and avoid undue interference with pedestrian access at road intersection corners.
- ~~B. Only one (1) accessway shall be permitted for each lot.~~
- C. Accessways shall be not more than 30 feet in width at the right-of-way line, except that accessways primarily for truck use shall be not more than 80 feet in width at the right-of-way line.
- D. In the LC and HC districts, no entrance or exit shall be located closer than 150 feet to intersection right-of-way lines.

Staff Comments:

1. Accessways are defined in the Westfield Township Zoning Resolution as “an area, typically a driveway with an apron and/or curb cut, approved for vehicular travel from a road to a lot.”
2. Allowing more than one driveway may hamper the ability of the community to control access to the roadway system. General “access management” practice seeks to enable access to land uses while maintaining roadway safety and mobility through controlling access location, design, and spacing. This type of regulation is particularly important on arterial roads where intersections and private driveways increase the probability of vehicular conflicts. Control of access is also important on minor roadways for safety considerations such as driver sight distance and safe stopping distance. While the current restriction of one driveway per parcel may be overly restrictive (i.e. additional driveway access for a large commercial property or an apartment complex can be warranted), staff is concerned that unrestricted access to the roadway system could increase the number of drives and unnecessarily increase the risk of vehicular conflicts.
3. This text amendment may be in conflict with the Ohio Department of Transportation’s (ODOT) State Highway Access Management Manual as it applies to properties located on State Highways. ODOT generally limits the number of driveways to one per property or properties in common ownership. Staff recommends the township contact ODOT prior to making the proposed change.

Staff Recommendation: Staff recommends the MCPC **DISAPPROVE** the proposed amendment to Article V, § 506(B) of the Westfield Township Zoning Resolution subject to Staff Comments.