



Land Development Code Amendments for the Construction of Residential Driveways – Ordinance 2514

City Council Presentation – July 17, 2023



Background

- City Staff has discovered driveways for single-family residences less than two years old have cracking and spalling concrete.
- This premature deterioration detracts from the beauty of Commerce City's residential neighborhoods and burdens the residents by necessitating maintenance costs to preserve both aesthetic beauty and value in the property.
- In an effort to decrease the likelihood of premature driveway deterioration, minimum construction standards and material standards are introduced in this ordinance, as well as other related amendments.



Proposed Language for New Driveways

4. *Construction.* Driveways of single-family dwellings are regulated as follows:
 - a. Construction standards:
 - i. Driveways shall be composed of a minimum four-inch thick concrete slab-on-grade and shall comply with the minimum properties of a carport or garage slab as specified in the Commerce City Residential Code. Where a driveway is greater than 300 feet, the building official may approve alternate materials provided such materials have similar weathering and load-bearing properties to the reinforced concrete specified herein.
 - ii. The slab shall be reinforced with #3 reinforcing steel (3/8-inch diameter) at 24 inches on center or sheets of welded wire fabric (WWF) with an equivalent area of steel. Rolled WWF shall not be permitted. Reinforcing steel or WWF shall be located in the mid-depth of the slab.
 - iii. The driveway slab shall be constructed on a minimum six-inch thick subbase compacted to ninety-five percent (95%) standard proctor at optimum moisture.
 - iv. Expansion and control joints shall be installed in accordance to the Engineering Construction Standards and Specifications (ECSS).



Proposed Language for Existing Driveways

- b. Repair or Replacement of Existing Driveways.
 - i. Except as set forth below, driveways existing prior to June 10, 2023, may be repaired or replaced with substantially the same material and to the same standards existing at the time of original construction.
 - ii. Any driveway predating the adoption of this section and comprised of gravel, dirt, or rock, when replaced or repaired shall conform to the requirements of this section 4.



Exceptions to Sec. 21-7205. Driveways

9. *Exceptions.* Exceptions to the requirements of this section may be approved by reasonable discretion of the city engineer ~~on a case-by-case basis~~ unless specified otherwise within this section, if the following criteria are met.
- a. Physical conditions upon the affected property make it impossible or impracticable to require strict compliance with the requirements of this section; or
 - b. The driveway in question is used so infrequently that the expense of strict compliance with this section would be prohibitive; or
 - c. Other conditions exist which would make the requirement of strict compliance with this section an unreasonable hardship upon persons affected thereby.

Recommendation

- Staff recommends City Council approve proposed Ordinance 2514





**Staff is available to answer
any questions at this time.**

