



PLANNING & DEVELOPMENT
DEPARTMENT

September 22, 2017

Mr. R. Louis Reynolds
Eller & Detrich
2727 East 21st Street, Suite 200
Tulsa, OK 74114-3533

Re: Zoning Code Interpretation #2017-01
Definition of "driveway"

Mr. Reynolds:

The following interpretation is provided in response to your August 21, 2017 letter.

Interpretation:

The term "driveway" as referenced by the City of Tulsa Zoning Code is interpreted to mean the appropriately surfaced path of vehicular travel between the street and the street setback(s) of the subject property.

To provide additional clarity, when codifying this interpretation, it is also appropriate to amend the definition of "Parking Area" (§95.190) as follows:

Parking Area

The vehicular driving surfaces and parking area which includes the parking spaces, the maneuvering areas necessary to enter and exit the spaces and the drives and driveways providing access to the parking spaces and maneuvering areas from a public or private street or other parking areas.

Parking Area Design (§55.090-F.3.) establishes a maximum width for driveways serving RE and RS zoned properties. The maximum width of a driveway "on the lot (outside ROW)" shall be applied to the driveway located within the street setback (pursuant to measurement standards of §90.090.A). Beyond the street setback, any applicable open space requirements will guide maximum lot coverage based on the size and location of buildings, driveways and parking areas on the lot, as well as the parking space setback requirements of §55.080.C (Table 55-4).

Adjusting the way we review site plans for driveways has evolved with the updated zoning code. Application of this interpretation has been implemented through training with the Building Plans

Review Team in the Permit Center. I believe through this interpretation, we have identified a better way to ensure compliance while allowing more flexibility in site design. This interpretation is expected to reduce Letters of Deficiency (LODs) due to driveway configuration.

70.090-G Appeal of decision

Appeals of written interpretations issued pursuant to this section may be taken to the board of adjustment in accordance with the appeal procedures of Section 70.140.

Sincerely,



Dawn T. Warrick, AICP
Planning & Development Director

cc: Yuen Ho
Susan Miller