



# Planning & Zoning DRIVEWAY EXPANSION

**Q: CAN I EXPAND MY DRIVEWAY?**

**A:** A driveway can be expanded, as long as it is done in compliance with Tucker’s Zoning Ordinance in regards to lot coverage and materials.

**Q: HOW BIG CAN THE EXPANSION BE?**

**A:** The size will depend on two factors: total lot coverage and how much of the front yard is paved. Below is the maximum lot coverage permitted in each residential zoning district. Additionally, only 35% of the area between the front façade of the home and the front property line can be paved. Lot coverage is the amount of impervious surface on the parcel including but not limited to the house, driveway, patios, accessory structures.

<b>Maximum Lot Coverage Permitted in Residential Zoning Districts</b>	
<b><i>Zoning District</i></b>	<b><i>Maximum Lot Coverage</i></b>
RE	25%
R-100, R-85, R-75, R-60	35%

**Q: I HAVE AN EXISTING GRAVEL DRIVEWAY. CAN I REPLACE THE GRAVEL?**

**A:** Previously permitted gravel driveways can be maintained, but not expanded. Contact the Planning & Zoning Department before completing any work. Old gravel driveways that have not been continuously maintained are not permitted.

**Q: CAN I USE PAVERS FOR THE EXPANSION INSTEAD OF A SOLID SURFACE?**

**A:** Pavers are not a permitted material for a driveway. The driveway must be a continuously paved surface.

**Q: CAN I ADD A SECOND DRIVEWAY AND CURB CUT?**

**A:** The Land Development Code includes regulations on the number of curb cuts, spacing of curb cuts, and spacing of curb cuts from an intersection. A second driveway or additional curb cut will require review and approval by the City Engineer.

**Q: DO I NEED A PERMIT TO EXPAND MY DRIVEWAY?**

**A:** Driveway expansions do not require a building permit, but residents should send a site plan and project description to the Planning & Zoning Department to ensure the standards referenced herein are met.

*Please see Article 6 of the Zoning Ordinance for a complete list of driveway and parking requirements.*

**Please contact the Planning & Zoning Department for questions or concerns prior to expanding a driveway.  
Failure to comply with these standards may result in Code Enforcement issuing a Notice of Violation.**