

WALKWAYS, DRIVEWAYS & PARKING AREAS

30-72.12 UDO Design Principle: Parking lots, driveways, and other spaces between and around buildings shall be designed and maintained in a manner that does not detract from neighboring buildings and facades. The creation of new parking lots, driveways, and parking pads shall be done in a way to minimize their appearance and to complement the buildings they serve and the surrounding neighborhood. Garbage dumpsters, bollards, loading docks and other similar fixtures shall be structurally and cosmetically maintained and shall be placed in a manner that is as inconspicuous as possible.

Walkways

In general, the sidewalks in Liberty’s neighborhoods are, and should remain, uniform in material and condition. An important design feature of the streetscape is the green strip between the street and the sidewalk (known as the “right-of-way”), which must be retained. This provides a clear separation between the sidewalk and the street. While this area is considered part of the lot and is to be maintained by the property owner, the City has the right to use and regulate what happens in this area. Usually planted in grass, a green groundcover could also be chosen if lower maintenance is desired. Paving of this strip with a hard surface is not permitted. Please contact the City Parks Department about planting trees in the right-of-way.



Recommended

- Front walkways vary in material, but the existing location should be retained. Often they lead straight from the sidewalk to the front door, or from a side driveway to the front door.
- If replacement of the front walkway is necessary, there are a number of materials that would be appropriate. Brick or concrete pavers, in various patterns, are an appropriate choice. Poured concrete is also appropriate, and may even be tinted.

Not Recommended

- Asphalt or marble and bark chips are not appropriate material for a front walk and are discouraged.

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Parking & Driveways

Many historic homes were built before automobiles were in common use. If additional parking is required, it should be to the rear of the primary structure, or in certain cases, at the side. Some side yards may be wide enough to permit a driveway to the rear. Residences on corner lots may utilize side yard parking if access to the parking is off the side street, and if it is more to the rear of the house than to the front.

Recommended

- Consider installing drive ribbons of concrete or brick, rather than re-paving a gravel or concrete driveway.

Not Recommended

- Turn-around drives are not appropriate, except in rare cases.
- Parking in front yards is not permitted.
- Vacant lots in the historic districts should not be used for parking.



Alleys

Many of Liberty's alleys still retain their original paving material. These should be preserved and maintained, as they not only provide a sense of history, but the change in materials makes a clear distinction between the alley and street. Alleys, like streets, are public property and should not be blocked or used for parking.

Open Space

In order to preserve the existing density of Liberty's historic districts, demolition of structures to create pocket parks, whether private or public, is not recommended. Vacant lots that are the result of demolition should be considered for compatible new infill construction, rather than parks. Vacant lots must be mowed and debris removed.

The following projects do NOT require a CoA:

- ✓ Adding gravel to existing gravel driveways
- ✓ Repairing concrete or asphalt driveways, walkways or steps

The following projects DO require a CoA:

- ✓ Creating a new driveway
- ✓ Replacing a driveway, walkway or steps

Application Requirements:

- ▶ Signed application form with complete project description
- ▶ Scaled site plan showing location of proposed walkways, driveways and parking areas