

One- and Two-Family Residential Driveways

Driveways shall lead from the public right of way directly to a garage opening or a parking space and are regulated as follows:

1. *Number of driveways.* Single family uses are permitted one driveway per lot unless otherwise regulated in this chapter, subject to the design regulations specified herein. Two family uses are permitted two driveways per lot unless otherwise regulated in this chapter, subject to the design regulations specified herein.
2. Minimum driveway setback from property lines.
 - a. *Detached garages.* Driveways leading to detached garages shall meet the applicable side or rear setbacks for accessory structures established in the district in which it is situated or shall meet the side setback of an existing detached garage, whichever is less.
 - b. *Attached garages.* Driveways leading to attached garage shall meet the applicable side or rear setback for principal structures established in the district in which it is situated or shall meet the side setback of the existing attached garage, whichever is less.
 - c. *Uncovered parking.* Driveways leading to uncovered parking areas shall meet the applicable side or rear setbacks established within the parking section or shall meet the side setback of the existing legal uncovered parking are, whichever is less.
 - d. *Driveway width.* Driveways shall be a minimum width of 12 feet. Driveways leading to garages are limited to the width of the approach at the property line, but may increase to the width of the garage.
 - e. Where no garage exists, the maximum driveway shall be 20 feet.
 - f. Where the width of the driveway at the garage or other legal parking space exceeds the maximum width of the driveway at the property line, the driveway shall be tapered between the

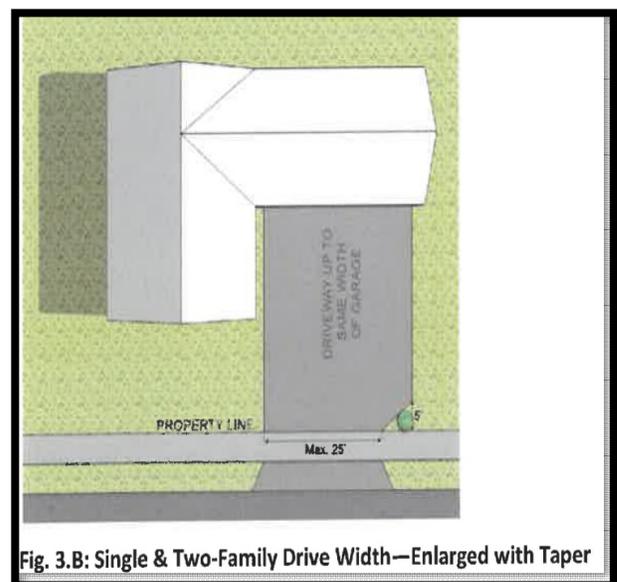


Fig. 3.B: Single & Two-Family Drive Width—Enlarged with Taper

garage or the edge of a legal uncovered space and the property line starting a minimum of 5 feet inside of the parcel.

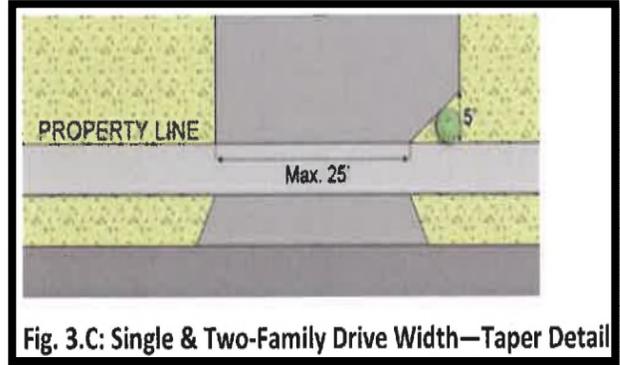


Fig. 3.C: Single & Two-Family Drive Width—Taper Detail

- g. Driveways for two family dwellings with adjacent garages are limited to the 25 feet maximum width at the property line for each individual driveway. Each individual driveway must be separated by a minimum of a two-foot green area extending the full length from the property line to the garage/uncovered parking space. Separation area shall contain vegetation or other designed item designed to limit vehicular trespass.

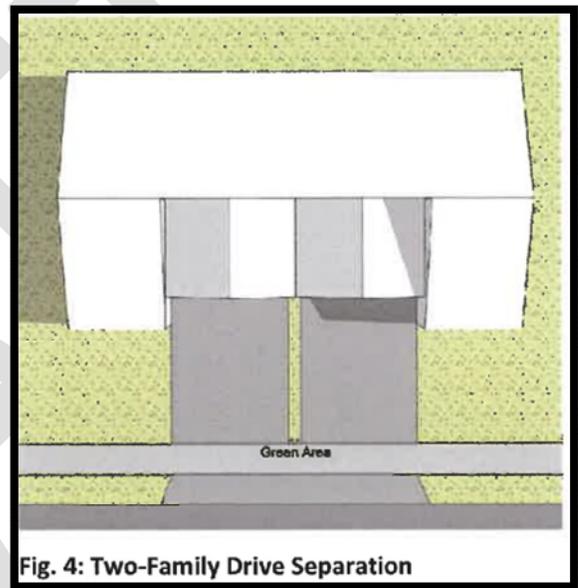


Fig. 4: Two-Family Drive Separation

- h. *Side loading drives.* The maximum width of driveway leading to a side-loaded garage shall not exceed 20 feet, except for the area directly leading of the where it can be increased to the width of the garage.

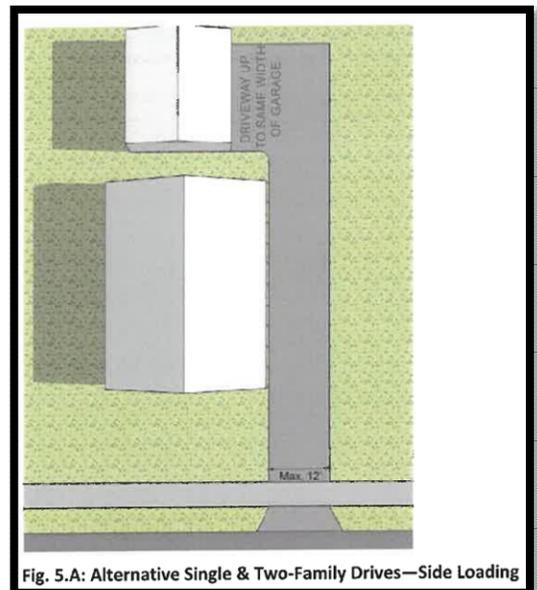


Fig. 5.A: Alternative Single & Two-Family Drives—Side Loading

- i. *Circular drives.* The maximum width of circular, horseshoe and similar types of driveways shall not exceed 12 feet, except the area directly leading to the garage, where it can be increased to the width of the garage.

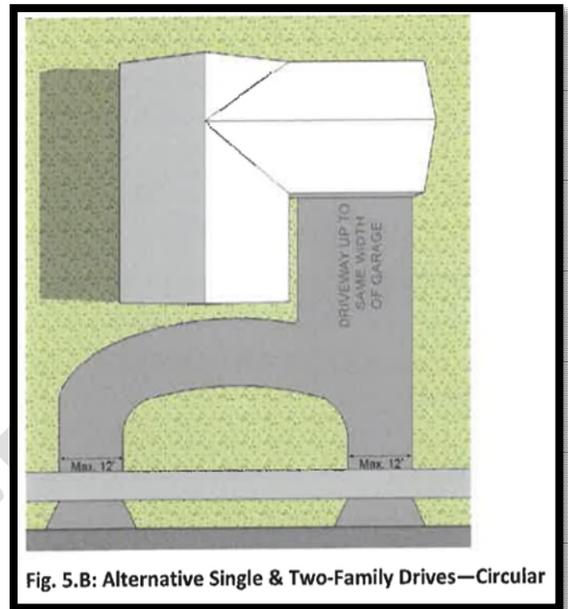


Fig. 5.B: Alternative Single & Two-Family Drives—Circular

- j. *Alley and Thru Lots.* The driveway may extend to the garage opening or may extend into the lot for 30 feet in width and 40 feet in depth but shall not extend into the side yard setbacks.

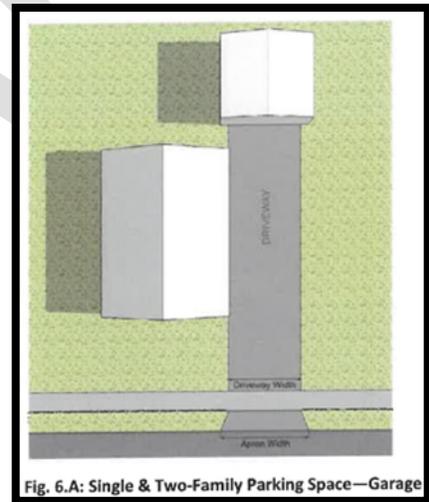


Fig. 6.A: Single & Two-Family Parking Space—Garage

- k. In no case shall the maximum driveway width be cumulatively greater than 35% of the lot frontage.

Parking for Single Family and Two-Family Uses

1. A minimum number of legal parking spaces shall be provided in conformance with Section XXX of the parking code.
2. On a lot containing a single family or two-family dwelling unit, off street parking shall not be located between the principal structure and street right of way except within residential driveways leading to a legal parking space or as otherwise permitted in this chapter.
 - a. Parking spaces must be provided either within a garage, in a driveway, or uncovered parking spaces on the same lot of the use it is serving and shall meet the requirements of this section.
 - b. Front yard parking exception. For single family or two family lots with attached single stall garages that are unable to provide parking as regulated, a single parking space may be established next to the driveway between the front façade of the residence and the public right-of-way.
 - c. The front yard space is limited to no greater than 8 feet in width beyond the garage door opening but shall not be in front of the primary entrance to the residence.

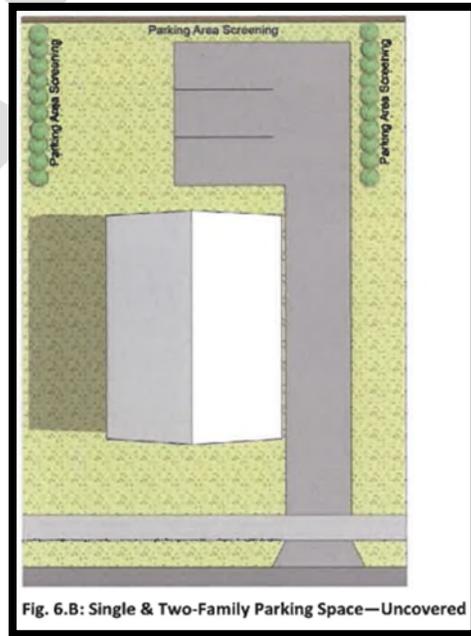
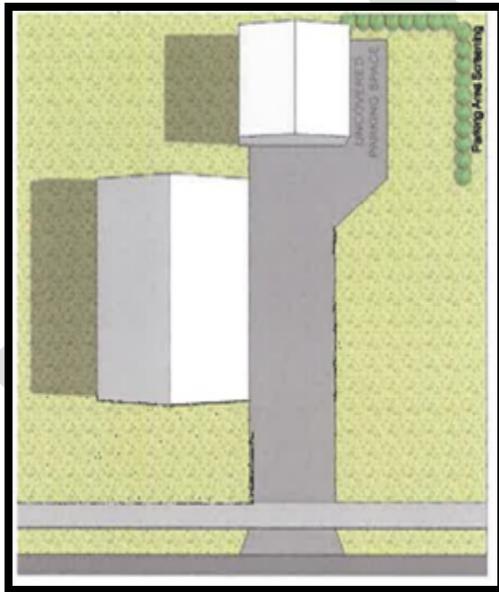


Fig. 6.B: Single & Two-Family Parking Space—Uncovered