

**UPDATED 10 – 2022 v3**

**INSERT INTO SECTION 10-1-13 G (New Language)**

(Renumber subsequent sections as appropriate).

**One - and Two-Family Residential Driveways**

Parking on lot. All parking spaces required herein shall be located within 300 feet of the parcel with the building or use served, One-or two-family residential parking must be on the same lot with the building or use served. (There are existing properties that do not meet this standard. These would be considered non-conforming. )

All driveways shall comply with the following regulations:

1. Design. Driveway curb cuts, aprons and approaches shall comply with the design standards set forth in Section 4-1-11 of the Public Works Chapter.
2. Setback. Except where an easement or agreement exists between owners of abutting property, driveways shall not be built within three (3) feet of the property line.
3. Paving. Driveways serving properties with curb and gutter installed in the street and with one or more dwelling units, shall be paved with asphalt, concrete or paving bricks within one year after occupancy of the dwelling on the property.

**Number of driveways.**

1. Each lot with a single family use permitted by current zoning shall have no more than one driveway except for:
  - a. Thru lots where an additional driveway is possible.
  - b. Where a public alley exists and an additional driveway may be added for access.
  - c. There are also exceptions for corner lots in Section 4-1-11(D) of the Public Works Section of the code.
2. Each lot with a two-family use is permitted two driveways per lot. Each driveway shall be located within the boundary of the lot. A duplex with individual garage doors may have a driveway that extends to the garage.

a. Driveways for two family dwellings with adjacent garages are limited to the 20 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.

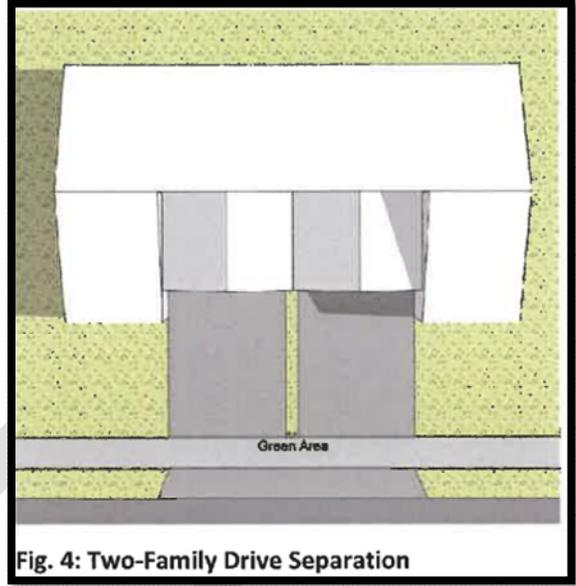


Fig. 4: Two-Family Drive Separation

**Width of driveways:**

Driveway widths are determined in two locations, at the property line and at the edge of pavement or top of curb.

1. The minimum width of a driveway shall be 12 feet.
2. Driveways extending onto a property where there is no garage shall be maximum of 20 feet wide.
3. Driveways extending onto a property with a garage may increase the driveway to the width of the garage. 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.
  - a. Where the width of the driveway at the garage exceeds the maximum width of the driveway at the property line, the driveway shall be tapered between the garage to the property line.

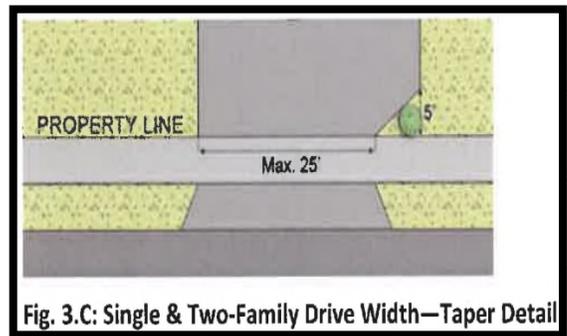


Fig. 3.C: Single & Two-Family Drive Width—Taper Detail

- b. *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 to the garage where it can be increased to the width of the garage.

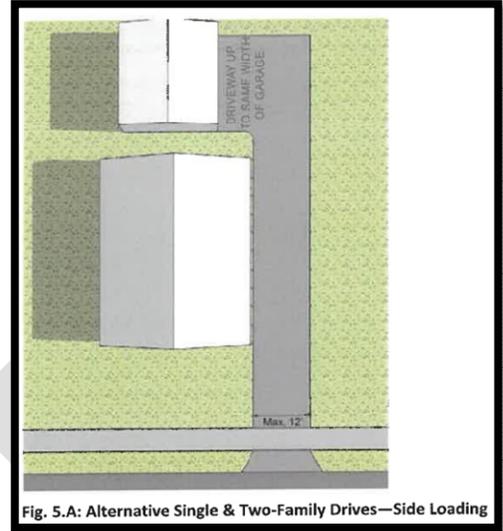


Fig. 5.A: Alternative Single & Two-Family Drives—Side Loading

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

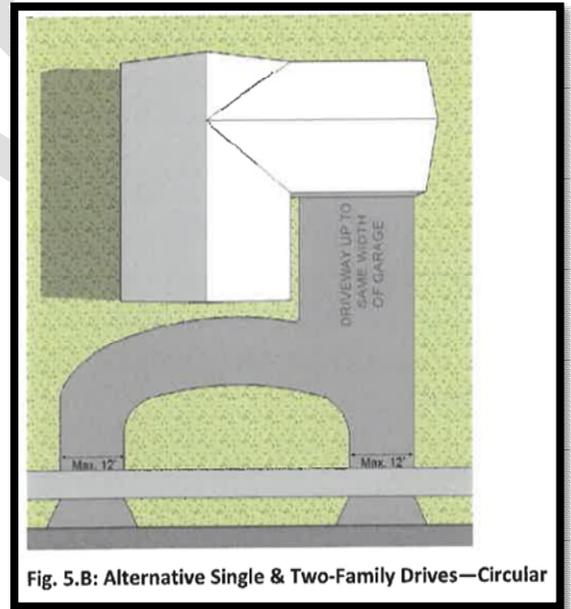


Fig. 5.B: Alternative Single & Two-Family Drives—Circular