



## RESIDENTIAL DRIVEWAY STANDARDS

### Section 26-5, Unified Development Code

#### Section 26-5 – Residential Driveways

The following standards apply to all residential driveways providing ingress or egress to a public or private street:

- One driveway is allowed per street frontage (provided there are no other access restrictions and not located in a sight triangle). A second driveway on the same street frontage may be permitted in A or R-1B zoning districts for lots greater than 1 acre.
- All driveways and surfaces used for access, parking, or storage of any vehicles, RVs, boats, and trailers must be paved with a permanent material such as asphalt, concrete, or paving blocks. Gravel is not permitted. **All driveway access in the right-of-way must be concrete.**
- Access widths to the street are based on the following:
  - For single-car garages, the minimum width is 12' in the street right-of-way. The maximum width cannot exceed the width of the garage or 25' in the street right-of-way, whichever is less.
  - For two-car garages, the minimum width is 18' in the street right-of-way. The maximum width cannot exceed the width of the garage or 25' in the street right-of-way, whichever is less.
  - For three-car garages or larger, the maximum width cannot exceed the width of the garage or 25' in the street right-of-way, whichever is less.
- Any additional driveway area beyond the access width and outside of the street right-of-way may be permitted provided that the total driveway area does not cover more than 35% of the front yard area (area between the front property line and the front of the house), or 50% of the front yard area for a cul-de-sac lot.
- **A building permit is required to be reviewed and approved prior to the installation of new or expanded driveways.** No permit is required for replacement of existing driveways in the same location provided that it meets the paving material standards. **A right-of-way permit is still required if replacement is in the right-of-way.** Right-of-way permits may be obtained from the Public Works Department.
- **A right-of-way permit is required to be submitted with a building permit for any new or expanded driveways in the street right-of-way.**

