



# RESIDENTIAL DRIVEWAY STANDARDS

## Unified Development Code Section 26-5

### RESIDENTIAL DRIVEWAYS

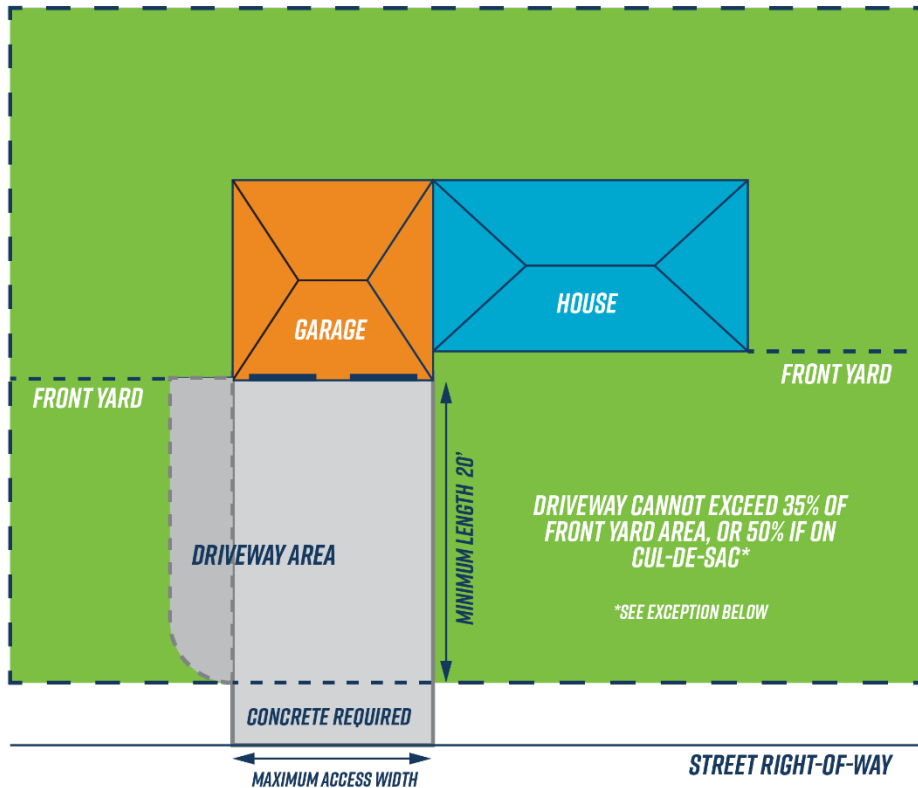
The following standards apply to all residential driveways connecting to a public or private street:

#### NUMBER OF DRIVEWAYS:

- 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.

#### DRIVEWAY MATERIALS:

- 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:

- **SINGLE-CAR GARAGES:** The minimum width is 12' in the street right-of-way, max of 25'.
- **TWO-CAR OR LARGER:** The minimum width is 18' in the street right-of-way, max of 25'.

#### YARD COVERAGE:

- 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**.
- Exception: Driveway may extend in a straight line from garage to street with a max coverage of 50%. Driveway width may include up to 2 ½' on either side of the garage door.

#### REQUIRED PERMITS:

- 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 outside of the right-of-way 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.