

RESIDENTIAL DRIVEWAY DESIGN STANDARDS

Per Resolution No. 04-6130

The Department of Public Works Engineering Division is assigned responsibility for administration of these design standards

These standards shall apply to all residential driveways located within the City.

Construction of any driveway shall require and be subject to the conditions of a driveway permit issued through the Development Services Department at the time a building permit is issued.

Number of Driveway Approaches

Guidelines for the number of driveway approaches to be permitted are as follows:

For single and two-family dwelling units, only one driveway approach per dwelling will be permitted unless the property meets the criteria for a circular driveway as set forth in Figure D-1. One additional driveway approach for a property may be granted on residential streets when a site plan and written request indicating the justification for such additional drive is submitted and such request is approved by the City Engineer or designated representative.

- (1) For single and two family dwellings the amount of lot width shall provide the basis for determining the maximum driveway width allowed as indicated in Table 1 with the measurements of the width of the lot to be calculated at the property line; with the exception of cul-de-sac lots for which the width of the lot shall be measured at the zoning imposed front building setback line.
- (2) All residential driveways shall have a return radius of at least 5 feet 6 inches on both sides.
- (3) Regardless of the driveway width utilized, the driveway return radius shall not extend past the property line, unless written consent is obtained from the owner of the adjacent lot upon which the radius encroachment will occur.
- (4) The minimum width for a single car driveway shall be eight (8) feet and for a two (2) car driveway the minimum width shall be eighteen (18) feet measured at the property line.
- (5) Maximum driveway widths shall be as follows:
 - a. For lots 50 feet in width or less the maximum width shall be twenty (20) feet.
 - b. For lots greater than 50 feet in width up to 60 feet in width the maximum width shall be 24 feet.
 - c. For lots greater than 60 feet in width up to 74 feet in width the maximum width shall be thirty (30) feet.
 - d. For lots greater than 75 feet in width with a two car garage or carport thirty (30) feet.
 - e. For lots with greater than 75 ft. of street frontage with a three car garage or carport thirty-six (36) feet.

Exceptions and Modifications

Where applicable, the following provisions shall modify the foregoing standards.

- (1) Driveways serving attached single-family dwelling or duplexes with adjoining two-car garages may be constructed up to forty-eight (48) feet wide.
- (2) A residential lot utilizing a circle drive with two curb openings shall not exceed an aggregate total driveway width at the property line of forty (40) feet with no single driveway width to exceed the maximum width otherwise allowed by the lot width.

- (3) On a residential lot where an additional driveway is requested, the second access drive may not exceed 24 feet in width regardless of lot width.
- (4) Driveways fronting on cul-de-sacs or similar "eyebrow half street circles" may be constructed up to thirty (30) feet in width regardless of the lot width at the property line as long as the driveway maintains a separation from any adjoining interior property line of at least five feet (5) at the front property line and no portion of the driveway shall encroach upon the frontage of an adjacent property.
- (5) The requirement that no portion of a driveway shall encroach upon the frontage of an adjacent property may be waived by the City Engineer where the location of a driveway serves a zero lot-line single family dwelling.

FIGURE D-1, Multiple Driveway Approaches

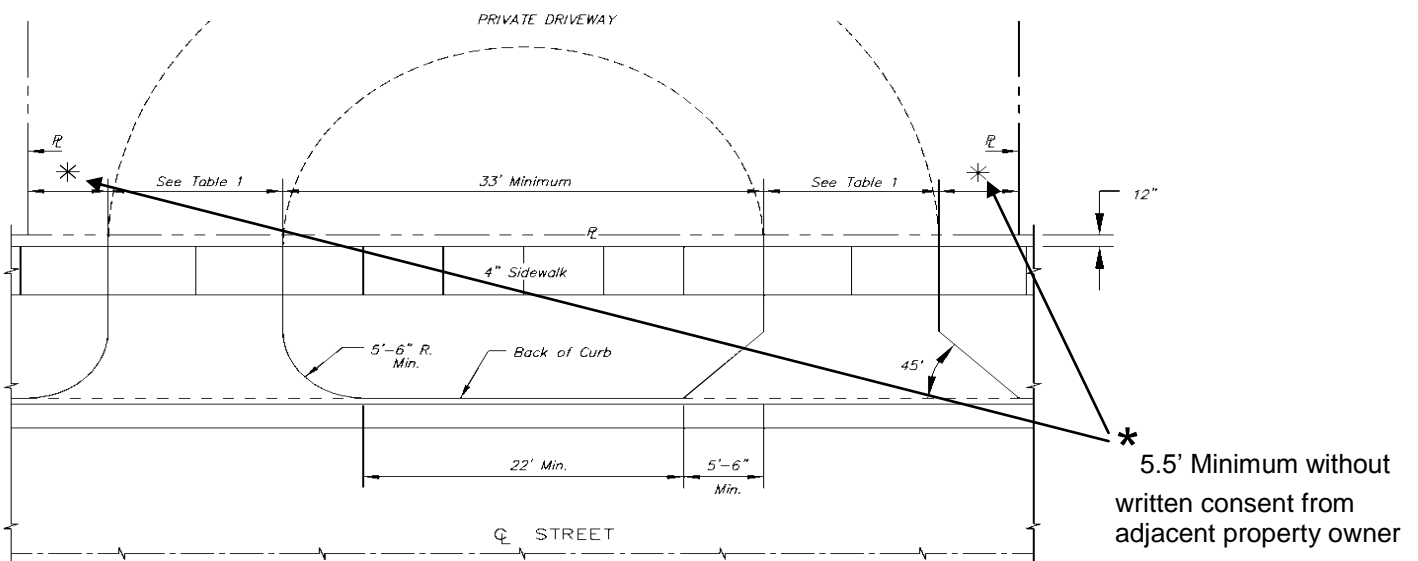


TABLE 1 – Residential Driveway Width Provisions

Lot Width	Maximum Driveway Width	Driveway Width as a % of Lot Size
50 ft. or less	20 ft.	40 to 50%
51 ft. to 60 ft.	24 ft.	40 to 47%
61 ft. to 74 ft.	30 ft.	40 to 49%
75 ft. or greater	30 ft.	40%
*with front facing attached	36 ft.	47%
3 car garage or carport		*Reduces as lot width increases

Adopted November 15, 2004