

§ 153.210 DRIVEWAYS.

(A) Each driveway shall be located and designed in a manner that provides for the safety of motorists and pedestrians.

(B) A driveway serving a residential parking area or lot shall be regulated as follows:

(1) *Curb cuts.* The location of curb cuts or points of ingress/egress shall be restricted to promote traffic safety, and limited to one per single-, two-, or three-family dwelling. Two curb cuts may be permitted only after the review and approval of the Director of Land Use and Long Range Planning in accordance with the following criteria:

(a) A maximum of 40% of linear curb distance along the lot frontage may be removed for driveway curb cuts except as otherwise limited in this section.

(b) All impervious surface area, including but not limited to, buildings, driveways, vehicular use areas, patios, decks, and other accessory structures may not exceed 60% of the lot.

(c) The design function and appearance of driveways leading from an additional curb cut shall be compatible with and complementary to the building it serves as well as the surrounding neighborhood by the use of consistent paving materials.

(d) The curb cuts shall be located to provide adequate distance from adjacent properties or intersecting streets to prevent vehicle and pedestrian conflicts. The placement of an additional curb cut shall not conflict with existing utility or infrastructure improvements including but not limited to curb inlets, manholes, yard drains, meter sets, and valves.

(2) *Setbacks.* Driveways shall be set back at least three feet from a side lot line. Where a single common drive is provided for two adjoining lots no driveway setback is required along the common property line.

(3) *Pavement width.*

(a) *Curb line.* All driveways shall have a minimum width of ten feet and a maximum width of 20 feet in addition to two, 3-foot flares, one on each side, measured at the curb line or edge of pavement for uncurbed streets.

(b) *Right-of-way line.* All driveways shall have a minimum width of ten feet and a maximum width of 20 feet as measured at the public or private street right-of-way.

(4) *Front-loaded garages.*

(a) *Pavement width. Right-of-way line to garage facade.* Driveways for front-loaded garages shall not exceed 30 feet in width between the right-of-way line and the nearest portion of the front facade of the garage. Driveway width in addition to pavement width measured at the right-of-way shall be tapered toward the lot line nearest the garage. The taper shall not exceed 45 degrees as measured from the centerline of the existing or proposed driveway. No driveway pavement shall be permitted to extend beyond the front facade of the garage.

(b) *Landscaping.* The unpaved tapered area between the sidewalk and/or right-of-way shall be landscaped. A minimum of 75% of the area formed by the taper shall contain plant material which may consist of a mix of shrubs, ornamental grasses, and/or perennials with a minimum planting of three shrubs. Mature plant material height shall be a maximum of 30 inches with 50% of the plant material at a minimum mature height of 12 inches. Lawn art, sculptural pieces, decorative fountains, edging material taller than six inches, and similar features or structures are prohibited in this area.

(5) *Side-loaded garages.*

(a) Side-loaded garages on corner lots are subject to the same provisions as front-loaded garages except for the following.

(b) *Pavement width.*

1. *Right-of-way line to building setback line.* The width of pavement between the public or private street right-of-way and building setback lines shall not exceed 20 feet.

2. *Beyond the building setback line.* Driveways for side-loaded garages shall not exceed 30 feet in width as measured from the garage vehicle opening to the opposing edge of pavement.

(6) *Courtyard-style garages.*

(a) Pavement width.

1. Right-of-way line to building setback line. The width of pavement between the right-of-way and building setback lines shall not exceed 20 feet.

2. Beyond the building setback line. The width of driveways for courtyard-style garages shall not exceed 85% of the width of the facade of the primary structure, not including the garage.

(b) Landscaping. Landscaping shall be used to screen pavement in the courtyard area from the public street right-of-way or private street. A landscape bed with a minimum width of four feet shall extend from the edge of driveway pavement towards the street and shall contain plant material which may consist of a mix of shrubs and deciduous trees, ornamental grasses, and/or perennials. Mature plant material height shall be a minimum of 30 inches.

(7) *Front yard lot coverage.* Lot coverage in the yard space between the public street right-of-way or private street, side property lines, and building setback lines shall not exceed 35%.

(8) *Pavement material.* The primary pavement material on driveways and any driveway additions shall be identical. Approved primary pavement materials include asphalt, concrete, brick, concrete pavers, colored and imprinted concrete, or natural stone pavers or flagstones. The use of gravel as a driveway material is not permitted. Secondary materials such as brick or stone may be used for driveway borders or insets.

(C) A driveway serving a commercial parking area or lot shall be regulated as follows: driveways shall be designed so that vehicles entering or leaving such parking lot will be traveling in a forward motion. Driveways shall have a maximum width of 30 feet at the street right-of-way line and a maximum width of 40 feet at the curb line, including two 10-foot radii curb returns. Driveways, exclusive of curb returns, shall be ten feet or more from the side lot line and 20 feet or more from another access drive measured at the street right-of-way line. Driveways shall be limited to one per lot or parcel of land or shall be limited to one for each 200 feet of frontage.

(D) Exceptions to divisions (B) and (C) above require review and approval by the Director of Land Use and Long Range Planning or designee(s). Appeals may be made to the Board of Zoning Appeals in accordance with § 153.231(F).

('80 Code, § 1193.11) (Ord. 12-89, passed 2-21-89; Am. Ord. 17-07, passed 4-9-07; Am. Ord. 28-08, passed 5-19-08) Penalty, see § 153.999