

3.10.2 Driveway Access (Revised 4/18/2019 2019R-018)

3.10.2.1 Residential Driveways (Revised 4/18/2019 2019R-018)

General Requirements

1. Design and construction for driveway, approaches and curb-cuts shall be in accordance with County Standards. One driveway per abutting street is allowed to all residential parcels.
 - a. Driveway grades shall not exceed 14 percent.
 - b. Driveway alignment must be safe and convenient to back a car out, or an adequate turn-around shall be provided.
 - c. All residential driveways shall be separated by a 5 foot minimum distance to the property line.
 - d. Residential driveway aprons (lower curb depression to lower curb depression) shall be minimum 12 feet wide and maximum 27 feet wide. The driveway width applies only at the roadway connection, with no restriction to the width of the driveway on private property.
 - e. Driveway aprons within urban areas shall be constructed of Portland cement concrete or pavers
 - f. Driveway aprons within rural areas shall be constructed of Portland cement concrete, pavers or asphalt concrete (See Section 3.13.8).
2. Parcels greater than ½ acre
 - a. One additional driveway may be allowed for a parcel with continuous frontage of 150 feet or more. A third driveway may be permitted if the parcel exceeds 300 feet of frontage.
 - b. On corner lots; driveways shall be no closer to the road or curb return than two times its width plus 5 feet.
3. Parcels 5,000 SF to ½ acre

On corner lots; driveways shall be located opposite the curb return so that the lower curb depression begins at the extended building setback line of the subject parcel. The driveway width shall extend from the lower curb depression toward the curb return. Lots 8,000 SF or smaller will be restricted to an 18-foot wide driveway.

Or:

The driveway on corner lots shall be no closer to the curb return than two times its width plus 5-feet.

Additional driveways for recreational vehicles, boats, etc., that will be accessed led frequently requires a permit and will be considered upon application
4. Parcels less than 5,000 SF (Including Patio Homes, Multi Family, and Manufactured Housing)
 - a. These types of developments generally include parcel boundaries matching the building envelope and located on private drive aisles or common space and are not accessed directly from public roadways. Driveways shall be constructed in a safe and prudent manner in consideration of probable traffic patterns. The layout shall be the responsibility of the applicant.