

1 Sec. 110-810. Driveway expansion (residential).

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2 (a) The expansion of an existing driveway that is contiguous to the existing driveway
3 or construction of a second driveway requires a permit application and review by the
4 Department of Planning and Development Services. The permittee will be responsible
5 for any damages sustained to the right-of-way including, but not limited to: the edge
6 of pavement, turf, sidewalks, meter boxes, above grade & below grade infrastructure,
7 mailboxes, etc.. There shall be no improvement within drainage or utility easements
8 as recorded/referenced in the plat specific to the property. A building permit shall be
9 obtained when impervious materials or designated parking area additions are
10 constructed on any residential lot.

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- 11 1. A building permit shall be obtained when impervious materials or designated
12 parking area additions are constructed on any residential lot.
- 13 2. Parking must be limited to the driveway plus an area to accommodate two
14 additional parking spaces of 380 square feet or 40 percent of the front yard
15 area, whichever is less.
- 16 3. Excessive driveways, defined as those covering more than 40 percent of the
17 front yard are prohibited.
- 18 4. Vegetative screening is required for new parking spaces that face the side
19 property line. Screening is required along the side of the parking space parallel
20 to the street.
- 21 4. All additional parking spaces shall be accessible without the need to drive upon
22 or over any curb and shall not create a "stacked" condition where one parked
23 vehicle is unable to exit if another parking space is occupied.
- 24 5. (a) The driveway expansion may not extend into the public right of way. The
25 permit application shall designate dimensions of the requested driveway
26 expansion or requested second driveway..
- 27 6. Permit application shall show materials to be used and, -where applicable, the
28 location of the concrete right-of-way apron. Said apron shall comply with the
29 design criteria established under construction standards Section 96-100 (a) as
30 may be amended from time to time. The driveway shall be graded and formed
31 to ensure proper and positive stormwater conveyance and, upon review, the
32 agency may require installation of a culvert or other additional drainage
33 structures. Any required culverts shall have mitered end sections and shall
34 otherwise comply with design criteria as may be established or required
35 pursuant to unique site conditions.
- 36 7. No driveway may exceed 24 feet in width inclusive of an additional permitted
37 driveway expansion. Each driveway, where applicable, must show the location
38 of the concrete right-of-way apron.
- 39 8. Parking may only occur on "approved surfaces" See (b) below.

40 9. No driveway may extend into the side yard setback.

41 10.No driveway may interfere with the drainage, or swale system.

42 (eb) “Approved Driveway Surfaces” for a driveway expansion or a second driveway
43 shall consist of concrete or asphalt provided the lot meets the impervious surface ratio
44 requirements or may consist of a minimum of four inches deep packed crushed pack,
45 gravel, shell or other similar material acceptable to the city i.e. concrete, asphalt,
46 pavers, gravel/washed shell. Any crushed material shall be held in place with a
47 slightly raised border of landscaping timbers, paver stones, or bricks specifically made
48 for an outdoor landscaping border use to prevent the material from washing away.

49 (de) The area of the driveway expansion or a second driveway shall be continuously
50 maintained in a smooth well-graded condition to prevent vegetative intrusion. (See
51 70-30 Definitions)

52 (d) If the driveway expansion or a second driveway traverses the right-of-way access
53 to a property across the public right-of-way shall have an approved/permitted
54 driveway apron that shall be of 6-inch concrete and no wider than 24 feet. There shall
55 be no pavers, gravel, mulch, shell, or similar allowed within the right-of-way.

56 (e) A driveway apron, if required, must be constructed of concrete pursuant to
57 construction standards Section 96-100 (a).

58 (f) Access to the main driveway, driveway expansion, or a second driveway along a
59 publicly paved road shall be made via the concrete apron of the driveway.

60 (g) Any driveway, driveway expansion, or second driveway that traverses over an
61 existing sidewalk in the right-of-way, shall meet ADA requirements.

62 (Ord. No. 04-2016, § 1(Exh. A), 4-4-2016)

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