

19.6 DESIGN OF SURFACE PARKING AND PARKING LOTS

A. Surface Parking and Parking Lot Location and Configuration

1. Neighborhood 1 Zoning Districts and Neighborhood 2 Zoning Districts

a. Residential Dwellings

i. Single-Family, Duplex, Triplex, and Quadplex Dwellings on Individual Lots

The following apply to all single-family, duplex, triplex, and quadplex dwellings on individual lots:

(A) Required parking spaces for single-family, duplex, triplex and quadplex dwellings shall be located either on a driveway, on an improved surface parking pad, or in a garage.

(B) All required parking spaces for residential uses shall be located on the same lot as the use.

(C) Driveways and parking pads shall have a maximum width of fifty-five percent (55%) of the overall lot width within the area between any part of a street facing facade and any front lot line. For corner lots, additional driveways and parking pads may be allowed on the side street, but shall not exceed the permitted width as determined by the front lot width. This maximum width may be split between driveways and parking pads, but the cumulative width of all driveways and parking pads may not exceed the maximum width permitted along any applicable street frontage.

(D) Driveways and parking pads may exceed fifty-five percent (55%) of the lot width when located beyond the entire street facing facade.

(E) The number of curb cuts, or driveway apron connections to the street frontage, whether to a front or side street, shall not exceed two (2) per lot. Shared driveway apron connections shall not be prohibited.

~~ii. Duplex, Triplex, and Quadplex Dwellings on Individual Lots~~

~~The following apply to all duplex, triplex, and quadplex dwellings on individual lots:~~

~~(A) Parking spaces shall be located on a driveway, on a parking pad, or in a garage.~~

~~(B) All required parking spaces shall be located on the same lot as the use.~~

~~(C) Driveways and parking pads shall have a maximum width of 40% of the lot width up to a maximum of 24 feet in width between any part of a street-facing facade and any front lot line. For corner lots, additional driveways and parking pads may be allowed on the side street but shall not exceed the permitted width as determined by the front lot width. This maximum width may be split between driveways and parking pads, but the cumulative width of all driveways and parking pads may not exceed the maximum width permitted along any applicable street frontage.~~

~~(D) Driveways and parking pads may exceed 24 feet in width when located beyond the entire street-facing facade.~~

iii. All Dwellings

(A) All driveways and parking areas/pads shall be improved surfaces, such as concrete, asphalt, or other material commonly used for the parking of vehicles, but not including grass, dirt, or gravel. However, gravel is permitted for single-family dwellings. Alternative types of improved surfaces may be approved by the Zoning Administrator in coordination with the Stormwater Administrator for sites within the water supply watershed protection districts.

(B) All parking spaces and driveways shall have a minimum width of 40-9 feet.

(C) Driveways and parking pad spaces shall be a minimum of 20 feet in length as measured from the right-of-way, back of sidewalk, or back of a shared use path, whichever is greater.

(D) Garages for individual units shall be set back a minimum of 20 feet or the required zoning district setback, whichever is greater. The 20 foot distance shall be measured from the right-of-way, back of sidewalk, or back of a shared use path, whichever is greater.

(E) Parking areas other than individual driveways are prohibited within the established front and corner side setback. This does not apply to principal buildings fronting on Limited Access Roads or Thoroughfares or to single-family dwellings on individual lots.

(F) Driveways shall be as nearly perpendicular to the street frontage as possible. This does not apply to single-family dwellings on individual lots.

(G) Multi-family dwellings and multi-dwelling developments may have a common parking area or areas located within the development site.

(H) Along alleys, driveways and parking pads shall be designed per the CLDSM.

DRIVEWAYS

