

11-6-114 Motor-Vehicle Access

The purpose of this Section is to alleviate or prevent congestion of public rights-of-way to promote the safety and general welfare of the public by establishing minimum requirements for the provision of access to public rights-of-way.

(1) General Provisions: The following general provisions apply to all motor-vehicle access requirements of this Chapter.

(a) Driveways shall provide paved access to a public street. Paving shall consist of an all weather passable surface.

(b) No driveway with a slope of greater than twelve (12) percent shall be permitted without approval of the City Engineer. And no driveway with a slope of greater than fifteen (15) percent shall be permitted.

(c) The design and location of all driveways entering a state highway shall meet the requirements of UDOT (Utah Department of Transportation.) UDOT approval of the driveway(s) shall be provided to the City in writing prior to the issuance of any building permit.

(d) Required driveways and parking spaces shall be paved and available for use before receiving a certificate of occupancy from the building inspector.

(e) Fire Lanes. A fire lane shall be required to provide access to any portion of any structure equal to or less than forty (40) feet tall which is more than one hundred fifty (150) feet from the nearest street right-of-way, and to any portion of any structure greater than forty (40) feet tall which is more than fifty (50) feet from the nearest street right-of-way. The Fire Chief may also require the provision of a fire lane or lanes to any part of any structure upon a determination that the distance of the structure from the nearest hydrant, the configuration of the development on the site, or other special characteristics of the site otherwise inhibit effective fire extinguishment. All fire lanes shall: 1) provide clear, unobstructed access for vehicles and apparatus at all times through a combination of pavement marking and signage; 2) shall be a minimum twenty (20) feet wide; and 3) shall be surfaced as an all-weather roadway.

(2) Single-Family, Twin home and Duplex Residential Lots.

(a) Number and Width Requirements. Not more than two (2) driveways, each of which shall be a minimum of twelve (12) feet in width with a maximum of thirty (30) feet in width as measured at right angles to the center line of the driveway at the front lot line, exclusive of turnout areas to allow access to a garage, carport, or side yard area.

No more than 40% or 30', whichever is less, of the front lot line may be used for driveway access as measured at the neck of the driveway.

i. Side entry garaged shall have a minimum of twenty-five (25) feet paved backup area as measured from the garage door to the edge of the far side of the driveway.

(b) Distance between drive approaches. No driveway approach shall be located closer than six (6) feet to another approach, as measured along the right-of-way line. The curb return shall not be constructed closer than three (3) feet to the side property line extended.

(c) Restrictions on Corner Lots. On any corner lot no drive approach shall be closer than twenty (20) feet to the point of intersection as measured at the property line.

(d) Circular Driveways. Circular driveways shall be permitted in required front yard areas of single-family dwellings leading to and from a properly located garage or carport on the property subject to the following conditions:

(i) All such drives shall not be over twelve (12) feet in width.

(ii) Such drives shall have an all weather passable surface.

(iii) There shall be an area in landscaping at least fifteen (15) feet in depth from the front property line to the nearest edge of the drive.

(iv) Circular driveway areas are not to be used for permanent parking of any vehicle.

(e) Drive-strips (Hollywood drives) are permitted for single-family dwellings. The minimum width of each strip shall be eighteen (18) inches and paved with an all weather passable surface. The area between the two drive strips shall be maintained and/or landscaped.

(f) Twin-Home and Duplex Lots. If driveways for a two-family dwelling are combined, a landscape strip of at least three (3) feet wide shall separate the two drives.

(3) Multiple-Family Residential Lots.

(a) Number and Width Requirements.

(i) No more than 40% or 30', whichever is less, of the front lot line may be used for driveway access as measured at the neck of the driveway;
or

(ii) A divided ingress-egress driveway, with each access width at least twelve (12) feet in width but not more than twenty-four (24) feet in width measured at right angles to the center line of the driveway at the

front lot line.

(iii) For one-way drives the width shall be at least twelve (12) feet but not more than twenty-four (24) feet in width.

(b) Distance between drive approaches. No driveway approach shall be located closer than six (6) feet to another approach, as measured along the right-of-way line. The curb return shall not be constructed close than three (3) feet to the side property line extended.

(c) Restrictions on Corner Lots. On any corner lot, no driveway shall be closer than 30 feet to the point of intersection as measured at the property line.

(4) Other than Residential Lots.

(a) Number and Width Requirements. One (1) driveway is allowed for frontages up to 200-feet. One additional driveway is allowed for every 200-feet of frontage on minor collector or local streets. On arterial and major collector streets, one (1) additional driveway is allowed for every additional 300-feet of frontage. On 400 South between I-15 and 400 West, access shall be provided from intersecting streets with right-in- and right-out access provided at midpoints of the block, which shall be at least 600-feet from intersecting street. Each two-way driveway shall not be less than twenty-four (24) feet nor more than forty (40) feet in width, measured at right angles to the center line of the driveway, except as increased by the permissible curb return radii. The entire flare of right-of-way radius shall fall within the right-of-way.

(b) Distance between drive approaches. No two of said drives shall be closer to each other than fifty (50) feet as measured from the most adjacent approach edge.

(c) Restrictions on Corner Lots. On any corner lot, no driveway shall be closer than one hundred (100) feet for arterial or collector streets, and fifty (50) feet for local streets, to the point of intersections as measured at the property line.

(d) Shared Access Driveways. Lots are encouraged to have a shared access guaranteed by a recorded perpetual access easement. If shared access occurs, an additional ten (10) feet in driveway width is permitted.

(e) Cross Access Driveways. In order to provide vehicular access between two (2) or more contiguous sites without entering the public street system, cross access driveways are required wherever possible.

(amended by Ord. No. 20-2007, 04/03/2007)