

#### Section 16.20.11 Residential Requirements for Two Units or Less.

- (1) There shall be provided in a private garage, or in a paved area, properly located, sufficient space for the parking of automobiles for each unit in accordance with the Parking Computation Matrix contained in this section.
- (2) Mobile-home parks, shall have two (2) parking spaces for each unit, plus one (1) space for every two (2) units in a guest parking area. Guest parking areas shall be grouped to conveniently serve various blocks within the park.
- (3) No portion of a required front yard, other than driveways leading to a garage or properly located parking area, shall be paved or improved to encourage or make possible the parking of vehicles thereon. Parking of vehicles shall not be allowed except in such designated improved parking areas, and shall not be permitted in areas intended to be landscaped.
- (4) Access to parking spaces and private garages used in conjunction with dwellings of two (2) or less units shall be limited as follows:
  - (a) Driveways shall be located a minimum of forty (40) feet from any street intersection;
  - (b) No driveway approach shall be located closer than ten (10) feet from a side lot line, excepting an approved shared driveway with the adjoining property. No driveway may interfere with any recorded easement;
  - (c) An approved shared driveway on private property may be constructed up to the side or rear property line so long as the driveway does not interfere with a recorded easement or the surface drainage of the lot or adjacent lots where drainage easements are provided. The drainage from the driveway must be kept within the property.
- (5) In developments denser than one (1) unit per acre, driveways shall be paved with a hard surfaced material such as concrete, asphalt, brick, or stone pavers. In rural type developments, less dense than one (1) unit per acre, compacted road base may be used. Recreational vehicle pads constructed adjacent to a paved driveway may be constructed of a dust and weed-free gravel, compacted road base, or similar surface.
- (6) Lots shall be limited to one driveway approach per frontage except where a second driveway approach is specifically approved by the Planning Department to increase safety. Lots that are double-fronted with one (1) frontage on a major collector street, or corner lots with frontage on a major collector street, shall not be permitted to have a drive approach on the major collector street. Upon approval by the Planning Department, corner lots with frontages on two (2) local streets may have two (2) drive approaches to create a circular driveway if such approval would increase safety.
- (7) Driveways shall be a minimum of twenty (20) feet wide and a maximum of thirty (30) feet wide.