



Driveway Replacements

City Code Section 5-143 requires all permit applications for exterior work to be submitted for approval by the Architectural Review Board (ARB). The ARB has given City staff permission to approve exact driveway replacements on their behalf as long as the driveway meets the Zoning Regulations and the Design Guidelines.

Zoning Regulations

Material: must be made of pavers, pervious/impervious concrete or asphalt

Design Guidelines

Replacements in the same location and size as long as the following are met:

- Property meets greenspace recommendation:
 - Lots up to 19,999 sq. ft.—60% of lot area must be greenspace
 - Lots 20,000-43,559 sq. ft.—65% of lot area must be greenspace
 - Lots 43,560 sq. ft. and above—70% of lot area must be greenspace

[Greenspace is defined as natural, pervious vegetation such as turf, trees, shrubs, and planting beds.]

- Drive Width: No more than 12 feet at property line (street access) and only widen once 30 feet back from the curb. May widen to 18 or 22 feet near home for garage access and guest parking. *
- Circle Drives: Interior green area formed between two drive legs should be at least 80 ft. wide. The depth should be at least half the width of the interior green. *
- Widened Backout/Hammerhead: No more than 20 ft. X 20 ft. in size and located behind the front building line. If not behind front building line, size can be no more than 10 ft. X 20 ft.

*Exceptions for properties of 19,999 sq. ft. or less, and properties with a required front yard (between front property line and front building line) of 40 ft. or less with a front facing garage.

Required Documents for Approval: Permit application, photos of existing driveway, bid sheet/proposal, and up-to-date survey/site plan showing the following - all non-greenspace area with square footage of non-greenspace area calculated, indication of new driveway outline if it is changing, and dimensions of driveway related to the Design Guideline recommendations listed above.