

ARTICLE X. – PAVING ON PRIVATE PROPERTY

Sec. 22-571 – Scope of Article

- (a) This article shall apply to all paving installed on private property. Pavement installed before May 1, 2024, shall be deemed to be legal and conforming if such pavement was installed in compliance with all applicable provisions of this code prior to the effective date of this article.
- (b) This article does not apply to:
 - (1) paving of streets (public or private), alleys, sidewalks, or trails expressly regulated by other provisions of this code; and
 - (2) paving of fire lanes regulated by applicable provisions of the Fire Code.

Sec. 22-572 – Approved Materials and Standards

- (a) Unless an alternate paving material is approved in accordance with Sec. 22-573, paving materials installed on private property shall be concrete, asphalt, gravel, crushed granite or any other all-weather material approved by the Director of Community Services.
- (b) Concrete paving installed on private property shall be not less than three and one-half inches (3.5") thick using no smaller than eight (8) gauge steel wire mesh.
- (c) Asphalt paving installed on private property shall be a hot mix asphalt or a porous asphalt not less than two inches (2") thick applied on top of a solid base such as rock, lime, or any hard material able to support the asphalt application.
- (d) Gravel and crushed granite paving installed on private property must be installed with masonry curbs or reinforced concrete footings to retain the paving materials in place and not allow such materials to wash away or migrate onto the sidewalks, streets, or other areas outside of the property.

Sec. 22-573 - Alternative types of material

Alternative paving materials and applications may be approved by the Director of Community Services provided the material and/or the application has been tested to comply with all applicable standards and otherwise complies with the intent of this article.

Sec. 22-574 - Drive Approaches

- (a) The approach width of driveways in residential zoning districts shall be measured at the property line and subject to the following;

- (1) No single-drive approach shall exceed 30 feet in width;
- (2) The Total of all approach widths along a street frontage shall not exceed the lesser of:
 - i. Fifty percent of the width of the frontage; or
 - ii. Thirty (30) linear feet;
- (b) Driveway pavement must be aligned with the edges of the driveway approach at the property line;
- (c) If the driveway is wider or narrower than the approach, then the driveway must be designed to reduce or expand the width at a 45-degree angle until the width of the drive approach is achieved; and
- (d) If more than one driveway approach is located along the same property line, the driveway approaches must be separated by not less than twenty (20) feet measured at the property line.

Sec. 22-575 - Additional Requirements

- (a) No driveway or improved parking surface shall cover more than 67 percent of a front yard in a residential zoning district.
- (b) A driveway or parking surface located parallel and adjacent to a public street or sidewalk shall be constructed with not less than five (5) feet between the driveway or parking surface and the front property line.

Improved parking surfaces, including the area covered by vehicle storage buildings, and their access driveway, shall not cover more than 33 percent of the rear half of the lot.