

Revision to Section 115.115.5

5. Driveways and Parking Areas – Driveways and parking areas are not allowed in required yards except as follows:

a. Detached Dwelling Units, ~~and~~ Duplexes and Triplexes

1) General – Vehicles may be parked in the required front, rear, and north property line yards if parked on a driveway and/or parking area. For the purpose of this section, vehicles are limited to those devices or contrivances which can carry or convey persons or objects and which are equipped as required by federal or state law for operation on public roads. A driveway and/or parking area shall not exceed 20 feet in width in any required front yard, and shall be separated from other hard-surfaced areas located in the required front yard by a landscape strip at least five feet in width. This landscape strip may be interrupted by a walkway or pavers providing a connection from the driveway to other hard-surfaced areas, as long as such walkway or pavers cover no more than 20 percent of the landscape strip. A driveway and/or parking area located in a required front yard shall not be closer than five feet to any side property line (see Plate 14); provided:

- a) That where access to a legally established lot is provided by a panhandle or vehicle access easement measuring less than 20 feet in width, a driveway not exceeding 10 feet in width, generally centered in the panhandle or access easement, shall be permitted (see Plate 14A); and
- b) That any driveway which generally parallels a right-of-way or easement road shall be set back at least five feet from the right-of-way or easement, except for a 20-foot-wide section where the driveway connects with the right-of-way or easement. Such driveway shall not have a width of more than 10 feet within the front or rear yard (see Plate 14B) and shall be separated from other hard-surfaced areas located in the front or rear yard by a landscape strip at least five feet in width. Where more than one driveway is permitted within a front or rear yard, those driveways shall be separated by a landscape strip at least five feet in width.

2) Exception – Driveways and/or parking areas may exceed 20 feet in width if:

- a) The driveway/parking area serves a three-car garage; and
- b) The subject property is at least 60 feet in width; and
- c) The garage(s) is (are) located no more than 40 feet from the front property line; and
- d) The driveway/parking area flares from 20 feet at the property line to a maximum of 30 feet in width.

Attachment 2.c
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- 3) The Planning Official may approve a modification to the driveway and/or setback requirements in KZC [115.115](#)(5)(a)(1) if:
 - a) The existing topography of the subject property or the abutting property decreases or eliminates the need for the setback; or
 - b) The location of pre-existing improvements or vegetation on the abutting site eliminates the need for or benefit of a setback; and
 - c) The modification will not have any substantial detrimental effect on abutting properties or the City as a whole.