

FARMINGTON CITY, UTAH
ORDINANCE NO. 2024 - 41

AN ORDINANCE AMENDING SECTIONS 11-2-020, 11-28-200, 11-10-040, 11-11-060, 11-11-070, 11-13-050, 11-13-060, 11-17-050, and 11-32-060 OF THE ZONING ORDINANCE RELATED TO ADUs. (ZT-8-24)

WHEREAS, the Planning Commission held public hearings in which the text changes proposed to the Zoning Ordinance were thoroughly reviewed and has recommended that this ordinance be approved by the City Council; and

WHEREAS, the Farmington City Council has also held a public meeting pursuant to notice and deems it to be in the best interest of the health, safety, and general welfare of the citizens of Farmington to make the changes proposed;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF FARMINGTON CITY, STATE OF UTAH:

Section 1. Amendment. Sections 11-2-020, 11-28-200, 11-10-040, 11-11-060, 11-11-070, 11-13-050, 11-13-060, 11-17-050, and 11-32-060 of the Farmington City Zoning Ordinance are amended or enacted in their entirety as set forth in Exhibit “A” attached hereto and by the reference made a part hereof.

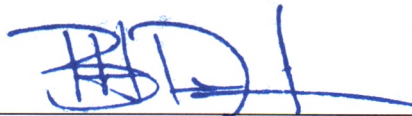
Section 2. Sunset. This ordinance shall sunset and code language shall revert to its pre-amendment text on July 16, 2027, unless extended by resolution by the City Council. This section shall not be applied to deny land use applications filed before the date of reversion.

Section 3. Severability. If any provision of this ordinance is declared invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

Section 4. Effective Date. This ordinance shall take effect immediately upon publication or posting or 30 days after passage by the City Council, whichever comes first.

PASSED AND ADOPTED by the City Council of Farmington City, State of Utah, on this 16th day of July, 2024.

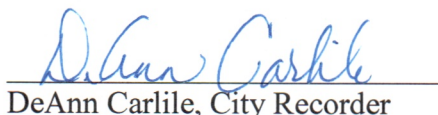
FARMINGTON CITY



Brett Anderson, Mayor



ATTEST:



DeAnn Carlile, City Recorder

EXHIBIT "A"

11-2-020: DEFINITIONS OF WORDS AND TERMS:

ACCESSORY DWELLING UNIT (ADU): A Detached Accessory Dwelling unit (DADU) or an Internal Accessory Dwelling Unit (IADU) both as defined herein.

ACCESSORY DWELLING UNIT, DETACHED (DADU): A detached dwelling unit consisting of all or any part of ~~within an accessory~~ a detached accessory building, to a single-family dwelling not physically connected in any way to the single-family dwelling which is subordinate in area and height and is an architecturally compatible to the and integral part of a neighborhood and single-family dwelling and located on the same lot, or on a DADU parcel.

~~INTERNAL-ACCESSORY DWELLING UNIT, INTERNAL~~ (IADU): An attached dwelling unit within, or adding to, the footprint of a single-family dwelling and is architecturally compatible with the single-family dwelling and neighborhood ~~an architectural and integral part thereof.~~

11-28-200: ACCESSORY DWELLING UNITS (ADUs) ~~AND INTERNAL ACCESSORY DWELLING UNITS:~~

~~Accessory dwelling units (ADUs) and internal accessory dwelling units (IADUs) may be allowed as a permitted or conditional use in various zones as designated in this title.~~

- A. Purpose: The purposes of this section and any rules, regulations, standards and specifications adopted pursuant hereto are:
1. Minimal Impacts: To accommodate such housing in residential neighborhoods with minimal impacts on the neighborhood in terms of traffic, noise, parking, congestion, proximity to neighboring dwelling units, and compatible scale and appearance of residential buildings.
 2. Decline In Quality: To prevent the proliferation of rental dwellings, absentee ownership, property disinvestment, Building Code violations and associated decline in quality of residential neighborhoods.
 3. Terms And Conditions: To set forth standardized terms and conditions for ADUs ~~and IADUs~~ and procedures for review and approval of the same.

- B. ~~Applications-Permitted Use:~~ IADUs may be allowed as a permitted use as designated by the underlying zone(s) found in this title. Applications for an IADU shall be submitted and reviewed by the Planning Department.
- C. ~~Conditional~~ **Allowed** Use-Permit: ADUs may be **an allowed use** as a conditional use as designated by the underlying zone(s) found in this title. ~~Applications for an accessory dwelling shall be submitted and reviewed as a conditional use permit in accordance with chapter 8 of this title.~~
- D. Standards: The following standards and conditions shall apply to all **ADUs, and Detached Accessory Dwelling Units (DADUs) and or Internal Accessory Dwelling Units (IADUs) as specified**, in addition to any terms and conditions of approval as imposed by the Planning Department or the Planning Commission during the permitted use, ~~or conditional use permit,~~ **or subdivision** process:
1. Location: An ADU ~~or an IADU~~ shall only be allowed as part of, or in conjunction with, a single-family dwelling, and DADUs shall **meet the height and building footprint area standards of the underlying zone for accessory buildings** ~~be subordinate in height and area to such single-family dwelling.~~
 2. Number: A maximum of one **ADU** ~~accessory dwelling, either an ADU or an IADU~~ shall be allowed per single-family ~~home~~ **dwelling except as provided for in subparagraph F below**, ~~not one of each.~~ **An** ADUs and/or IADUs shall contain no more than one dwelling unit.
 3. Parking: At least one off-street parking stall shall be provided for the ADU ~~or IADU~~. Such parking stall **must** be in addition to all off street parking requirements for the primary single-family dwelling on the lot and shall conform with the City parking standards specified in this title.
 4. Design And Character: The ADU ~~or IADU~~ shall be clearly incidental to the single-family dwelling, ~~there should be no significant alteration to the exterior of the single-family dwelling to accommodate the ADU or IADU and such ADU or IADU~~ **and** shall not adversely affect the residential character of the surrounding neighborhood. An ADU ~~or~~

IADU shall be designed in such a way that neighbors or passersby would not, under normal circumstances, be aware of its existence.

5. Size: An ~~DADU or IADU~~ shall be equal to or subordinate **to the footprint of the original Single-family dwelling. An IADU shall be equal to or subordinate to the** in floor area ~~to, or the remaining floor area, occupied by~~ **of the original** single-family dwelling.
6. Lot Size:
 - a. The creation of an ~~ADU or IADU~~ is prohibited if the lot **size** containing the primary dwelling is **less than** six thousand (6,000) square feet ~~or less~~ in size.
 - b. **The creation of a DADU is prohibited if the lot containing the primary dwelling is less than ten thousand (10,000) square feet in size.**

IADU Example



-Owner must live on-site.

- Lot size \geq 6,000 sq. ft.

DADU Example



-Owner must live on-site.

- Lot size \geq 10,000 sq. ft.

***SF = Single-Family Dwelling**

7. Construction Codes: The ~~ADU or IADU~~ shall comply with all Construction, Housing and Building Codes in effect at the time the ~~secondary dwelling~~ **ADU** is constructed and shall comply with all procedures and requirements of the City building regulations.
8. **Foundation: The ADU must be adequately installed and secured to a permanent concrete foundation in accordance with the building codes, as adopted and amended by the city.**
89. Occupants: The ~~ADU or IADU~~ shall be occupied exclusively by one family.
910. **Ownership Occupancy:** Either the single-family dwelling or **the ADU** ~~accessory dwelling (ADU or IADU)~~ shall be owner occupied.

110. Temporary Absentee Ownership:

- a. Temporary absentee property ownership may be allowed due to ~~unforeseen~~ circumstances, such as military assignments, employment commitments, family obligations and quasi-public service.
- b. Notwithstanding the foregoing, the maximum time period allowed for **temporary** absentee property ownership shall not exceed ~~four (4) years~~ **twelve (12) months**. In the event such **temporary** absentee property ownership occurs, the property owner may rent both the **ADU** ~~accessory dwelling (ADU or IADU)~~ and the primary dwelling **to unrelated third parties as defined herein**.
- c. **The zoning administrator may extend the twelve (12) month temporary absentee owner period when the property owner can provide sufficient evidence that the circumstances justifying the exception will last longer than one year. The zoning administrator may not authorize a temporary absentee ownership unless the application includes a definite termination date of the temporary absence.**
- d. **An unrelated third party is any person who is not related to the primary owner of a dwelling within 3 degrees of consanguinity.**
- e. **This subsection does not prohibit the occupation of a primary dwelling or ADU by a related party, or a domestic partner of the property owner, during a period of the property owner's absence.**

~~112.~~ **Notice Of ADU-Or-IADU:** Farmington City may record a notice in the office of the Davis County Recorder on the lot in which the ADU-~~or-IADU~~ is located. The notice shall include:

- a. A statement that the lot contains an ADU-~~or an IADU~~; and
- b. A statement that the ADU-~~or IADU~~ may only be used in accordance with the City's regulations.

The City shall, upon recording the notice deliver a copy of the notice to the owner of the ADU ~~or IADU~~.

E. **Site Development:** Upon **consideration of** approval of a permitted use, or a conditional use permit, for an **ADU** ~~accessory dwelling (ADU or IADU)~~, an application for site development shall be submitted in accordance with the provisions of chapter 7 of this title.

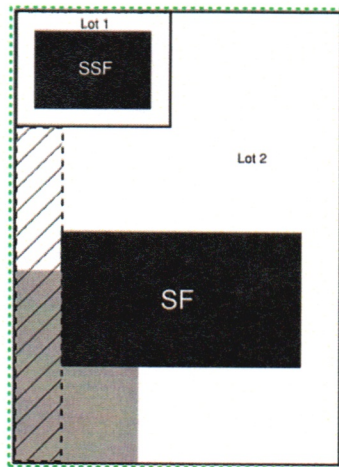
F. DADU Ownership: The DADU owner may be different or the same as the owner of the single-family dwelling, including but not limited to a lot split. The DADU owner may own or acquire an interest in the DADU where such interest is memorialized in a writing, that it is a legally enforceable and binding instrument fully describing the legal obligations between the owner of the single-family dwelling and the owner/proposed owner or interest holder as well as their respective successors in interest in the DADU in such a form and manner as will run with the land. Such instrument shall be in recordable form and shall be recorded with the office of the county recorder as a condition of issuance of any building permit or certificate of occupancy by the city. Ownership may include transfers to successors in interest to the original owner where the original owner retains ultimate control of the DADU such as to a wholly owned corporation or living trust where the owner is both grantor and trustee and the like. All such instruments must be approved by the city attorney as to form and content prior to recordation. Standards for any such DADU created under this Section are as follows:

1. SSF: A Subordinate Single-Family dwelling (SSF) is a DADU held in separate ownership from owner of the single-family dwelling, which ownership includes land separate from the DADU.
2. DADU Parcel: A defined area of ground which contains only two lots, each with a dwelling, and which, if combined together as one lot, including the structures thereon, meets the building lot, building placement, building height, parking standards, and other requirements of the underlying zone.
3. DADU Parcel Compliance: An SSF and a single-family dwelling shall comply with the definition of a DADU parcel.
4. Land Use Approvals/Permits: Any subdivision and building permit necessary to enable an SSF must follow the building code, the city's subdivision process, and other rules and regulations of the Farmington City Code.
5. Separate Utilities Required: As part of the subdivision and building permit process, the owner of a DADU shall provide separate culinary water and sewer laterals, and other utilities (and if necessary a separate connection for secondary water), as well as customary metering, prior to occupancy of the SSF, and shall provide easements

acceptable to the City for the same prior to or concurrent with the recordation of the subdivision. In the event separate utilities for the DADU are not installed, or approved by any or all respective service providers, the owner of the single-family dwelling shall not offer the DADU for sale as an SSF and the city shall not approve the subdivision of the property.

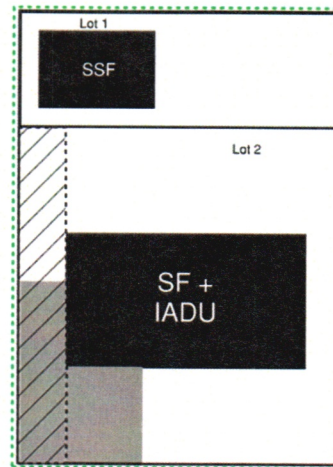
6. **Parking and Access Easements:** If an SSF lot frontage on public or private right-of-way is not wide enough to accommodate parking or pedestrian access, or if an SSF lot has no frontage, the owner of the single-family dwelling lot shall provide parking and pedestrian access easements, acceptable to the city, to the owner of the SSF prior to or concurrent with the recordation of the subdivision.
7. **Certificate of Occupancy:** A property owner, or the City, shall not record a subdivision to enable an SSF until the City has issued a certificate of occupancy for the SSF.
8. **SSF Occupancy:** An SSF must be owner occupied for two (2) years upon initial separation of ownership from the single-family dwelling regardless if such two (2) years is interrupted by an allowed temporary absentee ownership time period set forth herein, and all instruments recorded against the property to implement the separation shall require the same standard. Initial separation shall mean for purposes of this part the date upon which the initial owner of the single-family dwelling divests or sells a fee simple interest in the DADU creating the SSF.
9. **Number of Permissible Dwelling Units:**
 - a. An SSF shall contain no more than one dwelling unit, and shall not have a DADU or an IADU.
 - b. A Single-Family Dwelling which is essential to the creation of an SSF shall not have an DADU, but may have an IADU. In the event this occurs, the lot size for the SSF must be greater than or equal to two thousand five hundred square feet (2,500 sq. ft.) in area, the lot size for the Single-family dwelling must be greater than or equal to six thousand square feet (6,000 sq. ft.) in area, and the size for the DADU parcel must be greater than or equal to Twelve thousand square feet (12,000 sq. ft.) in area.

DADU Parcel Example 1



- Lot 1: Owner must live on-site the first two years.
- Lot 2: Owner need not live on-site
- DADU parcel $\geq 10,000$ sq. ft.
- Access, Utility, and Parking Easement

DADU Parcel Example 2



- Lot 1: Owner must live on-site the first 2 years
- Lot 2: Owner must live on-site.
- Size
Lot 1: $\geq 2,500$ sq. ft.
Lot 2: $\geq 6,000$ sq. ft.
- DADU parcel $\geq 12,000$ sq. ft.
- Access, Utility, and Parking Easement

*SF = Single-Family Dwelling

11-10-040: LOT AREA, WIDTH, AND SETBACK STANDARDS:

H. Accessory Buildings And Structures:

1. a. Accessory buildings, except those listed in subsection H2 of this section, shall be separated from the main building by a distance in compliance with applicable Building Codes, shall be at least five feet (5') from all property lines, shall not encroach on any recorded easement.

b. Notwithstanding the foregoing, the City may approve accessory buildings with standards for the same as set forth in Chapter 11 of this Title (and exceptions allowed in that Chapter) so long as such buildings are subordinate in height and area to the main building, are no taller than fifteen feet (15') in height (as allowed in chapter 11), and comply with lot coverage standards herein.

2. Accessory buildings shall not be located in the required front yard. Accessory building located to the rear or side of the main building shall not occupy more than twenty five percent (25%) of the required rear yard or thirty three percent (33%) of a required side yard; when located in the front yard, but not the required front yard, accessory buildings shall not occupy more than twenty-five percent (25%) of that area.

3. No farm animal structure, hay barn, stable, silo, coop, corral or other similar building or structure which is accessory to the agricultural use of land may be located closer than ten feet (10') to any side or rear boundary line or fifty feet (50') to any public street or to any dwelling on adjacent properties. This provision shall not apply to pastures.

4. Equipment or materials stored or located in accessory buildings, yards or structures in AE Zones shall be permitted only for the personal use of the occupants of the property. No such storage or use related to a nonagricultural commercial business shall be allowed.

5. Accessory buildings which contain or constitute an accessory dwelling unit shall, without exception, be subordinate in height and area footprint to the main building.

I. Transmission Towers: Transmission towers, except as specified in section [11-28-190](#) of this title, shall be set back from all property lines a distance equal to the height of the tower plus thirty feet (30').

11-11-060: ACCESSORY BUILDINGS AND STRUCTURES:

- A. Location: Accessory buildings, except those listed in subsection B of this section:
1. Shall be separated from the main building by a distance in compliance with applicable building codes;
 2. Cannot encroach on any recorded easement;
 3. Must be located at least fifteen feet (15') from any dwelling on an adjacent lot;
 4. Accessory buildings located to the rear or side of the main building shall not occupy more than twenty five percent (25%) of the required rear yard or thirty three percent (33%) of the required side yard;
 5. Accessory buildings shall, without exception, be subordinate in footprint area to the main building.
 6. Any eave, or part of an Accessory building, shall not overhang or extend past a property line.
 7. An accessory building may be located in a side corner yard or front yard of a lot; providing, that the building is of the same general design or style as and comparable in excellence of quality and construction to the main building, and in no event shall the accessory building encroach into the required front yard or required side corner yard.

B. Animal Shelters And Similar Structures: Animal shelters, hay barns, coops, corrals or other similar buildings or structures shall be located not less than ten feet (10') from any side or rear property line and fifty feet (50') from any public street or from any dwelling on an adjacent property.

C. Double Frontage Lots: On double frontage lots, accessory buildings shall be located not less than twenty five feet (25') from each street upon which the lot has frontage.

1. Exception: An accessory building which is less than ten feet (10') in height and two hundred (200) square feet in ground floor area may be located in a rear yard fronting a street so long as that yard does not abut the front yard of a neighboring property. The ten feet (10') shall be measured to the peak of a pitched roof. An accessory building located in the rear yard with street frontage shall be screened from view of the right of way by a visual barrier fence or landscaping.

11-11-070: BUILDING HEIGHT:

- A. Main Buildings:
1. Main buildings shall not exceed twenty seven feet (27') in height; unless the Planning Commission approves an increased height after review of a special exception application filed by the property owner per section [11-3-045](#);
 2. No dwelling or structure shall contain less than one story.
- B. Accessory Buildings Or Structures (which does not include fences):
1. Accessory buildings or structures shall not exceed fifteen feet (15') in height unless an increased height is approved by the planning commission after review of a special exception application filed by the property owner per section [11-3-045](#).
 2. Accessory buildings within one foot (1') of a side property line located in the side yard or front yard shall be limited to ten feet (10') in height and an increase in height of one (1') may be allowed for each additional foot setback from the side property, but not to exceed the maximum height for such buildings unless as otherwise provided herein.

3. Accessory buildings shall, without exception, be subordinate in height to the main building, **unless the main building is less than fifteen feet (15') in height.**

11-13-050: ACCESSORY BUILDINGS AND STRUCTURES:

A. Location: Accessory buildings, except those listed in subsection B of this section:

1. Shall be separated from the main building by a distance in compliance with applicable building codes;

2. Cannot encroach on any recorded easement;

3. An accessory building shall not be located closer than five feet (5') from a side or rear property line unless a special exception is approved by the Planning Commission to reduce these setbacks in accordance with section [11-3-045](#);

a. Exception: An accessory building which is less than ten feet (10') in height and under two hundred (200) square feet in ground floor area may be located within a side and/or rear yard closer than five feet (5') to a side property line so long as it complies with the other provisions of this Section.

4. Accessory buildings located to the rear or side of the main building shall not occupy more than twenty five percent (25%) of the rear yard or thirty three percent (33%) of the side yard;

5. Accessory buildings shall, without exception, be subordinate in **footprint area** to the main building.

6. Any eave, or part of an Accessory building, shall not overhang or extend past a property line.

7. An accessory building may be located in a side corner yard or front yard of a lot; providing, that the building is of the same general design or style as and comparable in excellence of quality and construction to the main building, and in no event shall the accessory building encroach into the required front yard or required side corner yard beyond the nearest corner of the main building.

B. Animal Shelters And Similar Buildings: Animal shelters, hay barns, coops, corrals or other similar buildings or structures shall be located not closer than ten feet (10') from any side or rear property line and fifty feet (50') from any public street or from any dwelling on an adjacent property.

C. Double Frontage Lots: On double frontage lots, accessory buildings shall be located not less than twenty five feet (25') from each street upon which the lot has frontage.

11-13-060: BUILDING HEIGHT:

A. Main Buildings:

1. Main buildings shall not exceed twenty seven feet (27') in height.

2. No dwelling structure shall contain less than one story.

B. Accessory Buildings Or Structures (which does not include fences):

1. Accessory buildings or structures shall not exceed fifteen feet (15') in height unless an increased height is approved by the planning commission after review of a special exception application filed by the property owner.

2. Accessory buildings within one foot (1') of a side property line located in the side yard or front yard shall be limited to ten feet (10') in height and an increase in height of one (1') may be

allowed for each additional foot setback from the side property line, but not to exceed the maximum height for such buildings unless as otherwise provided herein.

3. Accessory buildings shall, without exception, be subordinate in height to the main building, **unless the main building is less than fifteen feet (15') in height.**

11-17-050: ACCESSORY BUILDINGS AND STRUCTURES (INCLUDING ATTACHED OR DETACHED GARAGES):

A. Location: Accessory buildings, except for those listed in subsection C of this section, may be located within one foot (1') of the side or rear property line, provided they are at least six feet (6') to the rear of the dwelling, do not encroach on any recorded easements, occupy not more than twenty five percent (25%) of the rear yard, ~~and accessory buildings shall, without exception, be subordinate in height and area to the main building and shall not encroach into the front yard and required side corner yard.~~ An accessory building which contains an ADU shall be located a minimum of five feet (5') from a side or rear property line unless a special exception is approved by the Planning Commission to reduce these setbacks in accordance with section [11-3-045](#).

a.

b. **An accessory building may be located in a side corner yard or front yard of a lot; providing, that the building is of the same general design or style as and comparable in excellence of quality and construction to the main building, and in no event shall the accessory building encroach into the required front yard or required side corner yard beyond the nearest corner of the main building.**

B. **Footprint and Height-Size:** All accessory buildings shall, without exception, be subordinate in height, **unless the main building is less than fifteen feet (15') in height, and subordinate in footprint** ~~lot coverage~~ to the main building.

C. Animal Shelters And Similar Buildings: Animal shelters, hay barns, coops, corrals or other similar buildings or structures shall be located not closer than ten feet (10') from any side or rear property line and eighty feet (80') from any public street or from any dwelling on an adjacent property (exceptions to these setback requirements may be reviewed by the planning commission as a special exception).

D. Double Frontage Lots: On double frontage lots, accessory buildings shall be located not less than twenty five feet (25') from each street upon which the lot has frontage.

E. Garages: All garages and any similarly related accessory buildings, whether attached or detached, shall be considered for approval as follows:

1. Notwithstanding subsection A, a garage shall not encroach into the front yard, side corner yard, or any other yard, except side yards and the rear yard, of the building lot, with the exception that if a garage currently does not exist on the property and one could not fit within the side or rear yard, then a garage may encroach into the side corner yard, but not the required side corner yard, provided that it is designed so as to be an architectural and integral part of the main dwelling.

2. Attached garages constructed even with the front setback line, or that are set back (or recessed) from the front setback less than a distance equal to half the depth of the main building shall comprise no more than thirty three percent (33%) of the front plane of the home on lots greater than eighty five feet (85') in width, and up to forty percent (40%) on lots less than eighty five feet (85') in width if for every percentage point over thirty three percent (33%)

the garage is set back (or recessed) an additional one foot (1') behind the front plane of the home. Side loaded garages where windows, openings and fenestration of the front facade thereof are consistent with such features of the main building and where the garage door does not face the street are an exception to this standard.

3. All garages, unless otherwise provided herein, shall be considered as a permitted use.

4. Garages must be compatible and consistent with existing garages in the area. The placement of garages in the general vicinity and on adjoining properties with respect to setbacks and the position of existing garages in relation to the main buildings will be a consideration in determining site plan approval for new garages. Property owners may be asked to provide information regarding such during the building permit application review process. (Ord. 2007-18, 3-6-2007; amd. Ord. 2015-11, 3-17-2015; Ord. 2023-42, 7-18-2023; Ord. 2023-44, 7-18-2023; Ord. 2023-55, 9-19-2023)

11-32-030: GENERAL PROVISIONS:

D. Tandem Parking: Tandem parking shall not be allowed, except for single-family and two-family dwellings.

E. Parking In Front Yard or Side Corner Yard: No portion of a front yard or side corner yard shall be used for parking, except for the paved or gravel driveway area. No portion of a front yard or side corner yard, other than driveways leading to a garage or properly designated parking space, shall be paved or graveled to encourage or make possible the parking of vehicles thereon.

11-32-060: ACCESS TO OFF STREET PARKING AND LOADING SPACES:

A. Ingress And Egress: Adequate ingress and egress to all uses shall be provided as follows:

1. Residential driveways shall be not more than twenty feet (20') in width when serving as access to two (2) properly designated spaces, or thirty feet (30') in width when serving as access to three (3) properly designated parking spaces as measured at the front or side corner property line. "Properly designated parking spaces" shall include spaces in a garage, carport or on a parking pad located to the side of a dwelling and not located within the front yard or required side corner yard. **Tandem parking on a residential driveway leading to a properly designated parking space contributes to the number of parking spaces required for a single- or two-family dwelling.** Additional driveway width for access to a rear yard, for more than three (3) properly designated parking spaces, or for multiple-family residential developments, or for a different location of a properly designated parking space than set forth herein, may be reviewed by the planning commission as a special exception. Residential driveways shall be designed at a width which is the minimum necessary to provide adequate access to designated parking spaces.

2. Not more than one driveway for each separate street frontage shall be permitted on lots occupied by a one-family or two-family dwelling, except under the following circumstances:

a. On lots with at least the minimum width required in the zone, one additional driveway may be permitted providing that the sum of the width of both driveways does not exceed the maximum widths specified in subsection A1 of this section;

b. For lots having at least fifty feet (50') of width in excess of the minimum required width, one additional driveway, not exceeding sixteen feet (16') in width, may be permitted.

3. A maximum of one driveway for each one hundred feet (100') of public street frontage shall be allowed for commercial and industrial uses. Said driveways shall be not more than thirty six feet (36') in width. Minimum widths of driveways shall be not less than sixteen feet (16') for one-way traffic or twenty four feet (24') for two-way traffic. Planter strips designed to separate one-way entering and exiting traffic, which are not less than four feet (4') or more than twelve feet (12') in width, shall not be included in computing the total width of driveways and do not constitute a separation of driveways as regulated by subsection B of this section.

4. Driveways shall not exceed a slope of fourteen percent (14%).

5. Driveways shall have direct access to a public street for a building lot. Subject to satisfaction of the provisions of section [11-3-045](#) of this title and the grant of a special exception, direct access for a building lot may include access over one adjacent building lot, provided both building lots have full frontage on a public street, an access easement has been recorded acceptable to the city, and the full face of any dwelling unit located on both building lots fronts or is fully exposed to the public street.

B. Driveway Spacing:

1. Individual driveways or circular driveways on residential lots shall be spaced not less than forty feet (40') apart on the same lot and shall be not less than six feet (6') from side property lines unless otherwise approved by the zoning administrator.