

Residential Driveways Design Guidance

Construction permits are required to install driveways parking or patio areas.

Parking areas & driveways

must be hardsurfaced, i.e. concrete, asphalt, brick pavers, turf block, etc. Certain sizes and restrictions apply to driveways, parking areas and residential garages. Driveways must extend to a legal parking area. Parking areas may be approved in a side or rear yard. Parking areas are not permitted in a front or corner side yard in most zoning districts. Contact us for specific information.

General driveway standards

In residential districts, a driveway approach shall be six (6) feet from abutting property lines and ten (10) feet from street corner property lines. In front and corner side yards, driveway approach widths shall not exceed twenty two (22) feet in SR-1 and SR-3 residential districts. In all other districts, driveways in front and corner side yards shall not exceed thirty (30) feet in width, unless a wider driveway is approved through the site plan review process. Shared driveways where two or more properties share one driveway access, may be permitted upon review and approval by the Development Review Team.

Recreational vehicle parking

Permits shall be required for accessory parking of recreational vehicles in any residential zoning district. Permit applications shall be filed with the Zoning Administrator in the permits office. Requirements for recreational vehicle parking shall include

- 1 proof that the recreational vehicle is owned in the name of the occupant of the property applying for the permit
- 2 a plot plan of the property, drawn to scale, including all structures on the property and all landscape areas and hard surfaced areas
- 3 photographs of the property, including the driveway, proposed parking area
- 4 if the parking is requested in the side yard, photographs of any factor precluding rear yard parking
- 5 Parking shall be in addition to, and not in lieu of other required off-street parking spaces
- 6 Parking shall not be in the front yard.
- 7 Permitted in any enclosed structure conforming to building and zoning codes for the zoning district that it is located in.
- 8 Parking in side or rear yards may be permitted subject to the following conditions:
 - a parking will be limited to 1 motor home or travel trailer and total of 2 recreational vehicles of any kind
 - b they may be parked in the rear yard only on an adequate hard surfaced pad with access provided be either a hard surfaced driveway, hard-surfaced drive strips or an access drive constructed of turf block materials with an irrigation system
 - c parking shall be allowed in side yards only if the rear yard cannot be reasonably accessed, and in a side yard other than the driveway side yard only if the rear yard cannot reasonably be used for such additional parking. The use of a fence or other structure which is not part of a building, shall not constitute a lack of rear yard access. Topographical factors, the existence of mature trees or the existence of properly permitted and constructed structures precluding rear yard parking is sufficient to establish a lack of rear yard access iv. side yard parking shall be permitted subject to the following conditions
 - 9 the parking area must be hard surfaced of either concrete, asphalt or turf-block
 - 10 the parking space shall not interfere with access to other required parking for the structure
 - 11 access to the recreational vehicle parking from the existing driveway on the property shall have an access taper from the existing driveway and be hard surfaced
 - 12 the access or transition area from the existing driveway to the recreational vehicle parking space shall not be used for any parking
 - 13 the recreational vehicle parking space shall be screened from the front or street side at the setback line of the existing principal building with a 6' high sight-proof fence with a gate for access
 - 14 the recreational vehicle parking space shall be screened on the side yard with a 6' sight-proof fence or equivalent vertical vegetation
 - 15 no parked recreational vehicle shall be used for storage of goods, materials or equipment other than those which are reasonably and customarily associated with the recreational vehicle; recreational vehicles must be stored in a safe and secure manner; any tie downs, tarps or ropes must be
 - a secured from flapping in windy conditions
 - b recreational vehicles shall not be occupied as a dwelling while parked on the property

Legalization of converted garages

The legalization of attached garages converted to living space and associated front yard parking in residential zoning district may be approved pursuant to [Salt Lake City Ordinance Section 21A.44.020\(l\) available at \[slcgov.com\]\(http://slcgov.com\)](#). The intent of this ordinance is to facilitate the legalization of attached garages that have been converted to living space without building permits and without replacing parking in a legal location on the lot.

Attached garages converted prior to April 12, 1995, including the associated front yard parking, may be legalized subject to obtaining a building permit for all building modifications associated with converting the garage to living space. The building services and licensing division shall inspect the conversion for substantial life safety compliance.

Possible additional requirements

- 1 The driveway leading to the converted garage shall not be removed without replacing the same number of parking stalls in a location that is authorized by this title.
- 2 The driveway shall not be wider than the original garage unless a permit is issued to extend a driveway into the side or rear yard for additional parking. No other portion of the front yard may be used for parking.
- 3 Parking on the driveway in the front yard is restricted to passenger vehicles only