



Minimum Length of Driveway Approach to Garage

Pertinent Code Requirements:

ECDC 18.80.060.B.1: No driveway shall be so located as to create a hazard to pedestrians, bicycles or motorists or invite or compel illegal or unsafe traffic movements. (Note 1)

ECDC 18.80.060.B.4: On private property every driveway must provide access to parking structures or access specifically designated for parking purposes requiring the entrance of vehicles.

ECDC 18.80.060.B.5: Within the downtown business area....vehicular access shall be provided from alleyways for all on-site parking whenever it is practically and reasonably available.

ECDC 18.80.060.C.1: Driveway approaches shall extend from the edge of the existing street a distance of 20 feet or to the edge of the property line, whichever is greater. Approaches shall be constructed of asphalt concrete pavement or an equivalent approved by the city engineer. (Note 2)

ECDC 21.05.025: An alley is a publicly dedicated right-of-way which provides a secondary means of access; the definition of street shall include an alley; provided, however, that an alley shall not be considered a street for the purposes of calculating the setback and front yard requirements.

Planning Setback Requirements (See Development Information Handout P77a and P77b):

Zone		Non-Corner Lots			Corner Lots		
		Street	Alley (Note 3)	Alley <600 SF Detached Bldg	Street	Alley (Note 3)	Alley <600 SF Detached Bldg
Residential	RS-20, RS-12, RS-MP	25 FT	25 FT	5 FT	25 FT	10 FT	5 FT
	RS-10	25 FT	20 FT	5 FT	25 FT	10 FT	5 FT
	RS-8	25 FT	15 FT	5 FT	25 FT	7.5 FT	5 FT
	RS-6	20 FT	15 FT	5 FT	20 FT	5 FT	5 FT
	RSW-12	15 FT	NA	5 FT	15 FT	NA	5 FT
Multi-Family	RM-1.5, EW, 2.4, 3	15 FT	15 FT	NA	15 FT	10 FT	NA
Commercial	BN	20 FT	Zero	NA	20 FT	Zero	NA
	BP	15 FT	Zero	NA	15 FT	Zero	NA
	CG, CG-2	4 FT	Zero	NA	4 FT	Zero	NA
	BC, BC-EW, BD	Zero	Zero	NA	Zero	Zero	NA

Notes:

- Traffic safety considerations include, but are not limited to, sight distance for vehicle ingress/egress, and space for vehicle to stand (safely out of traffic) waiting for garage door to open. On a street, where potential traffic volumes and speeds are higher, space must be provided for vehicle to pull out of traffic and safely wait for garage door to open.
- The requirement of ECDC 18.80.060.C.1, for paved driveway approaches to extend from the edge of the existing street a distance of 20 feet may include the garage floor. In other words, when garage is allowed to be closer than 20 feet to the edge of the street, the paved driveway approach and garage floor combined must meet the 20 feet minimum requirement of ECDC 18.80.060.1.
- Assumes alley is opposite a street.

Minimum Allowable Length of Driveway Approach to Garage:

See attached Table 1 and Table 2.

Table 1

Minimum Length of Driveway Approach to Garage, Non-Corner Lots

		Minimum Paved Driveway Length		Measured From		Measured To		Comments	Conditions of Approval (Note 2)
Zone	Access Off	Minimum Planning Setback	Scenario	Minimum Allowable Length (Note 1)	From	To			
Residential	Street	20 FT	All except RSW-12	20 FT	PL/ROW	Garage Door	Length equal to minimum Planning setback requirement.	Must provide safe sight distance for vehicle ingress/egress per ECDC 18.80.060.B.1.	
	Street	15 FT	RSW-12	15 FT	PL/ROW	Garage Door	Length equal to minimum Planning setback requirement.		
	Alley	15 FT	All except < 600 SF detached bldg	15 FT	PL/ROW	Garage Door	Length equal to minimum Planning setback requirement.		
	Alley	5 FT	< 600 SF detached bldg	5 FT	PL/ROW	Garage Door	Length equal to minimum Planning setback requirement.		
Multi-Family	Street	15 FT	a. w/ sidewalk in ROW	15 FT	PL/ROW	Garage Door	Length equal to minimum Planning setback requirement.	Minimum 20 feet from edge of pavement to garage door req'd for traffic safety to comply with ECDC 18.80.060.B.1.	
			b. w/ sidewalk and on-street parking in ROW	15 FT	PL/ROW	Garage Door	Length equal to minimum Planning setback requirement.		
			c. w/o sidewalk, but w/ on-street parking in ROW	15 FT	PL/ROW	Garage Door	Length equal to minimum Planning setback requirement.		
			d. w/o sidewalk, and w/o on-street parking in ROW	20 FT	Edge of street pavement	Garage Door	Length equal to minimum Planning setback requirement.		
Commercial	Alley	15 FT	All	15 FT	PL/ROW	Garage Door	Length equal to Planning setback requirement.	Must provide safe sight distance for vehicle ingress/egress per ECDC 18.80.060.B.1.	
	Street	20 FT	BN	20 FT	PL/ROW	Garage Door	Length equal to minimum Planning setback requirement.		
	Street	15 FT	BP	15 FT	PL/ROW	Garage Door	Length equal to minimum Planning setback requirement.		
	Street	4 FT	CG, CG-2	4 FT	PL/ROW	Garage Door	Length equal to minimum Planning setback requirement.		
	Street	Zero	BC, BC-EW	Zero	PL/ROW	Garage Door	Length equal to minimum Planning setback requirement.		
							ECDC 18.80.060.B.5 requires access off alley, unless specific conditions are met.		
							Length equal to minimum Planning setback requirement.		
							Length equal to minimum Planning setback requirement.		

Notes:
 1. If minimum allowable driveway length is less than 20 feet from edge of street, the paved driveway approach and garage floor combined must meet the 20 feet minimum requirement of ECDC 18.80.060.1.
 2. Traffic safety considerations include, but are not limited to, sight distance for vehicle ingress/egress, and space for vehicle to stand (safely out of traffic) waiting for garage door to open. On a street, where potential traffic volumes and speeds are higher, space must be provided for vehicle to pull out of traffic and safely wait for garage door to open.

Table 2

Minimum Length of Driveway Approach to Garage, **Corner Lots**

Zone	Access Off	Minimum Planning Setback	Scenario	Minimum Paved Driveway Length		Comments	Conditions of Approval (Note 2)	
				Minimum Allowable Length (Note 1)	Measured From Measured To			
Residential	Street	20 FT	All except RSW-12	20 FT	PL/ROW	Garage Door	Length equal to minimum Planning setback requirement.	
	Street	15 FT	RSW-12	15 FT	PL/ROW	Garage Door	Must provide safe sight distance for vehicle ingress/egress per ECDC 18.80.060.B.1.	
	Alley	10 FT	RS-20, RS-12, RS-10, RS-MP (except < 600 SF detached bldg)	10 FT	PL/ROW	Garage Door	Length equal to minimum Planning setback requirement.	
			RS-8 (except < 600 SF det bldg)	7.5 FT	PL/ROW	Garage Door	Must provide safe sight distance for vehicle ingress/egress per ECDC 18.80.060.B.1 (e.g., open carport, side windows, etc.).	
	Alley	5 FT	RS-6 (except < 600 SF det bldg)	5 FT	PL/ROW	Garage Door	Must provide safe sight distance for vehicle ingress/egress per ECDC 18.80.060.B.1 (e.g., open carport, side windows, etc.).	
	Alley	NA	RSW-12	NA	NA	NA	Must provide safe sight distance for vehicle ingress/egress per ECDC 18.80.060.B.1 (e.g., open carport, side windows, etc.).	
	Alley	5 FT	< 600 SF detached bldg	5 FT	PL/ROW	Garage Door	Length equal to minimum Planning setback requirement.	
	Multi-Family	Street	15 FT	a. w/ sidewalk in ROW	15 FT	PL/ROW	Garage Door	Length equal to minimum Planning setback requirement.
				b. w/ sidewalk and on-street parking in ROW	15 FT	PL/ROW	Garage Door	Length equal to minimum Planning setback requirement.
				c. w/o sidewalk, but w/ on-street parking in ROW	15 FT	PL/ROW	Garage Door	Length equal to minimum Planning setback requirement.
d. w/o sidewalk, and w/o on-street parking in ROW				20 FT	Edge of street pavement	Garage Door	Minimum 20 feet from edge of pavement to garage door req'd for traffic safety to comply with ECDC 18.80.060.B.1.	
Commercial	Alley	10 FT	All	10 FT	PL/ROW	Garage Door	Length equal to minimum Planning setback requirement.	
	Street	20 FT	BN	20 FT	PL/ROW	Garage Door	Length equal to minimum Planning setback requirement.	
	Street	15 FT	BP	15 FT	PL/ROW	Garage Door	Length equal to minimum Planning setback requirement.	
	Street	4 FT	CG, CG-2	4 FT	PL/ROW	Garage Door	Length equal to minimum Planning setback requirement.	
	Street	Zero	BC, BC-EW	Zero	PL/ROW	Garage Door	Length equal to minimum Planning setback requirement.	
	Street	Zero	BD	Zero	PL/ROW	Garage Door	ECDC 18.80.060.B.5 requires access off alley, unless specific conditions are met.	
	Alley	Zero	All	Zero	PL/ROW	Garage Door	Length equal to minimum Planning setback requirement.	
	Commercial	Street	15 FT	BP	15 FT	PL/ROW	Garage Door	Must provide safe sight distance for vehicle ingress/egress per ECDC 18.80.060.B.1.
								Must provide safe sight distance for vehicle ingress/egress per ECDC 18.80.060.B.1 (e.g., open walls, etc.).
	Commercial	Street	4 FT	CG, CG-2	4 FT	PL/ROW	Garage Door	Must provide safe sight distance for vehicle ingress/egress per ECDC 18.80.060.B.1 (e.g., open walls, etc.).
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