



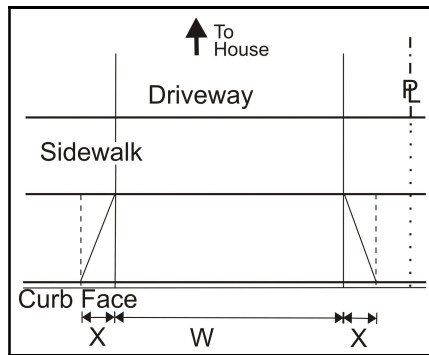
POLICIES REGARDING CONSTRUCTION OF A **RESIDENTIAL DRIVEWAY APPROACH**

CITY OF ORANGE
PUBLIC WORKS DEPARTMENT, ENGINEERING DIVISION

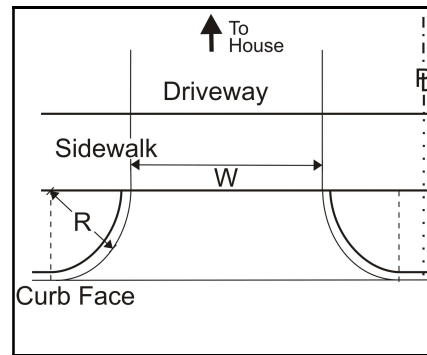
January 2019

Approval for the construction of a residential driveway approach must satisfy zoning codes and engineering design requirements. The rules summarized below apply to construction of a new driveway, construction of a secondary driveway for RV access, relocation, alteration, or abandonment of an existing driveway.

The configuration of a driveway approach shall conform to Standard Plan 116A or to Standard Plan 116B if in the Old Towne Historic District.



116A

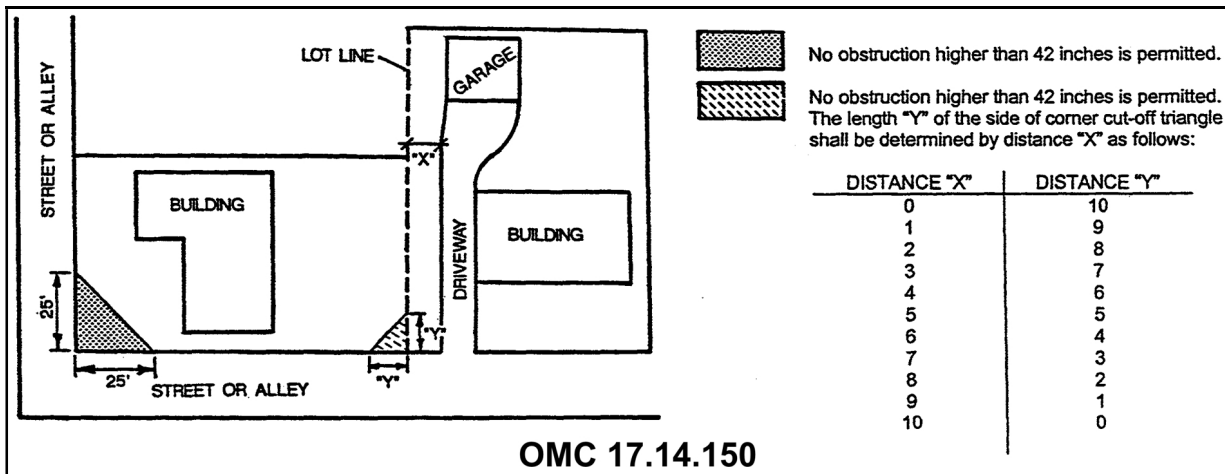


116B

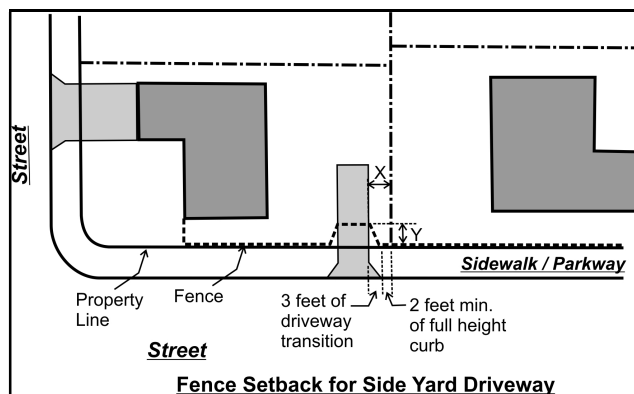
Rules:

1. The parking/storage of passenger vehicles shall be limited to a paved surface or driveway leading to the required parking structure or area. (OMC 17.14.090.F)
2. It is a public nuisance for vehicles parked in the required front setbacks in a residential zone except when such vehicles are operative, have current licensing and are parked on a paved drive approach to a required garage or carport. (OMC 8.04.020.A.12)
3. The width of a driveway approach shall equal to the width of the driveway that leads into a legal parking structure, and it shall not exceed the maximum width limit of 24 feet (Standard 116).
4. No more than 60% of the front yard area can be hardscape (OMC 17.14.090.E).
5. No more than 50% of the frontage can be used for driveway purpose.
6. The allowable driveway width, "W", is between 12 feet and 24 feet (Standard 116).
7. A minimum of 22 feet of full-height curb shall be maintained for each property. Furthermore, there shall be at least 22 feet of full height curb between two driveways serving the same property (Standard 116).
8. A minimum of 2 feet of full-height curb shall be maintained between top of "X" and projected property line (Standard 116).
9. A preferred minimum of 5' of full-height curb shall be maintained between top of "X" and street light, fire hydrant, utility pole or curb return. Less than 5' of full-height curb (absolute minimum of 3') must be approved by City Engineer.
10. Widening of a driveway approach shall not result in a reduction of any public on-street parking.
11. On arterial streets, vehicles are not permitted to back onto the street (OMC 17.34.110.H.2). Design of a turn-around on the property is required.
12. Parking of motor vehicles, other than recreational vehicles, within the front yard setback area is permitted only on a paved driveway leading to a garage or a carport (OMC 17.14.090.F, also see OMC 17.14.110.C and .D for definitions of garage and carport).

13. The maximum width for a driveway apron shall be no more than the width of the approved driveway width as per OMC 17.14.090.F. Additional width will not be approved for recreational vehicles if reasonable access can be made from the existing driveways (See OMC 17.14.090.G).
14. The maximum width for a secondary residential driveway leading to the sideyard or backyard for parking of a recreation vehicle shall be 12 feet. Secondary driveway apron shall not be approved if access can be made from an existing driveway (OMC 17.14.090G).
15. Total hardscape must satisfy "Minimum Usable Open Space" requirement as outlined in OMC Table 17.14.070.
16. An all weather surface leading to a paved parking pad is required for parking of recreation vehicles in the side yard or backyard.
17. Common driveway apron between two adjacent properties is not allowed, unless approved by the City Engineer.
18. The location of the driveway approach must satisfy sight distance requirements in OMC 17.14.150 and in Engineering Standard 126.



19. Side yard fence adjacent to driveway must be setback to satisfy sight distance requirement. Minimum setback distances for side yard fence are as specified in OMC 17.14.150.



20. No side yard or backyard driveways can be constructed across a right-of-way line where the following statement is shown on the tract map: "All vehicular access rights to xxxx street are dedicated to the City of Orange".
21. Parking regulations for **recreational vehicles** shall comply with OMC 17.14.090.