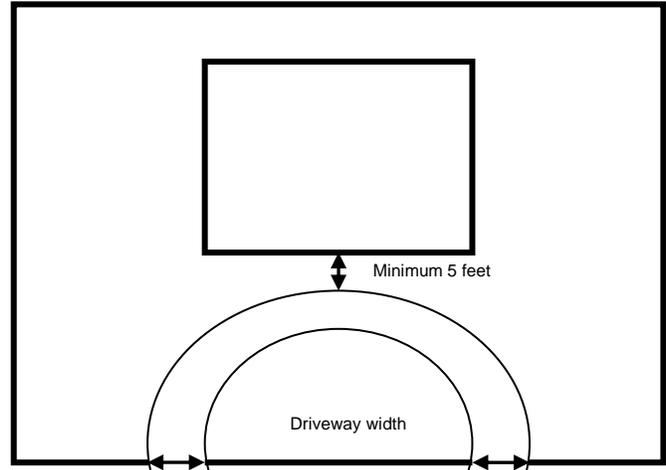


Residential Driveways

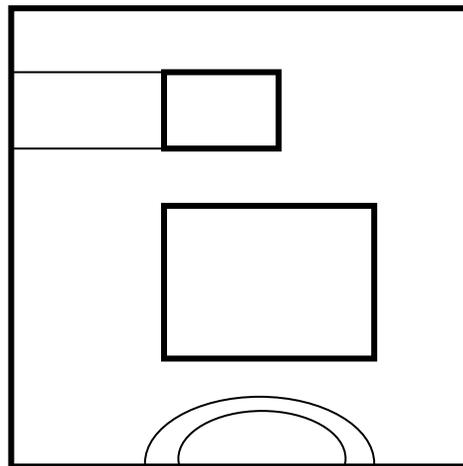
Number of Driveways Permitted.

(1) *For Parcels less than 100 feet wide.* No more than one driveway and approach per dwelling unit shall be permitted.

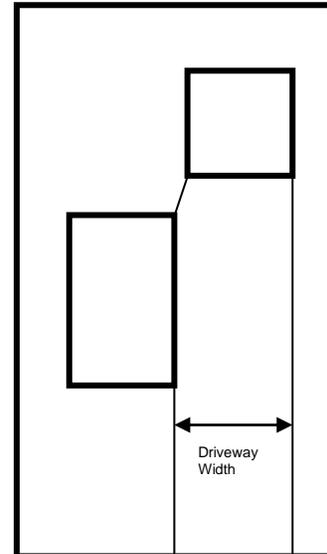
(2) *For Parcels 100 feet or more in width.* A circular driveway with two approaches on the same street is permitted. Circular driveways shall not exceed 10 feet in width and shall not be less than 5 feet from the front building line. The driveway shall not be less than 5 feet from the side lot line as measured along the front lot line. Total pavement within the front yard shall not exceed 35% of the front yard.



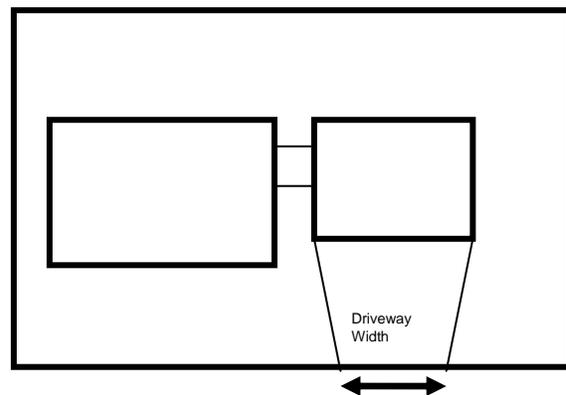
(3) *For parcels 100 feet or more in width and a Corner Lot.* In addition to the circular driveway described above, a separate driveway and approach from the side street is permitted if garage access is required.



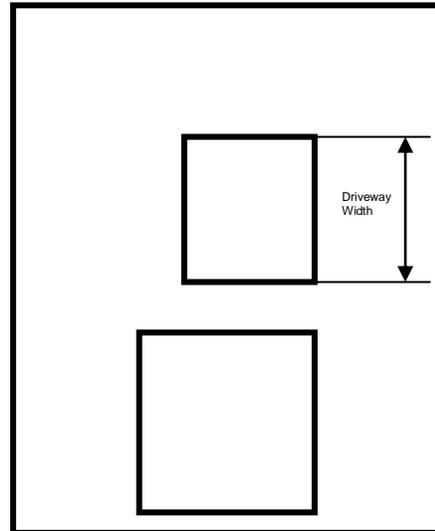
- *Parking in the Side and Rear Yards.* No parking shall be permitted on any residential lot or combination of residential lots, in the side or rear yards except upon a hard surface material.
- *Recreation vehicles.* Recreation vehicles, as defined in Chapter 70, *Mobile Homes, Trailers, and Recreational Vehicles* of the *Berkley City Code*, shall be stored in a garage or in the rear yard. See Section 70-3, *Parking outside of licensed park*, for further requirements.
- *Parking in the Front Yard.* No parking shall be permitted on any residential lot or combination of residential lots, in any portion of the area extending between the residential structure and the public street, except upon a driveway area, parking strip or garage existing to the side of the residential structure.
- *Interior Lots.* The width of the driveway area or parking strip shall not exceed 16 feet between the front building line and the front lot line.



- *Interior Lots with Attached Garages.* The width of a driveway area or parking strip shall not exceed the width of the garage and shall taper uniformly to a width of 16 feet at the front lot line.



- *Corner Lots.* Garages on corner lots shall be rotated so the driveway accesses the side street. See Section 33-115 *Accessory Buildings and Structures* for setback requirements. The width of a driveway area or parking strip shall not exceed 20 feet or the width of the garage, whichever is greater. The width of the driveway may be maintained to the side lot line.



- *Lots Fronting on Greenfield.* Those residential lots fronting on Greenfield Road between 12 Mile Road and Catalpa shall be permitted a driveway approach not exceeding 20 feet in width in the area between the lot line and the street curb wherein parking in an east-west direction shall be permitted, subject to all other parking regulations.
- *Lots Backing to Coolidge.* Those residential lots backing to Coolidge between Twelve Mile Road and Webster that have a driveway and approach onto Coolidge as of June 19, 2008 shall be allowed to maintain and replace said driveway and approach. No additional driveways or approaches onto this portion of Coolidge shall be permitted.

Construction

All parking areas and drives shall be provided with paving having an asphaltic or portland cement binder at least 4 inches in depth so as to provide a permanent, durable, and dustless surface. Single family residential driveways may be constructed of masonry pavers. All parking areas shall be graded and drained so as to dispose of all surface water accumulated within the area according to Oakland County requirements prior to the issuance of an occupancy permit. Approaches shall be provided with paving having a portland cement binder at least 6 inches in depth. Approaches shall have a 2 foot flare on each side of the driveway.

A zoning certificate shall be required for all driveway replacement and construction. The fee for driveway replacement is \$60. If the approach or sidewalk need to be replaced, additional fees and construction bond will also be required.