

Chapter 24

DRIVEWAY AND PARKING STANDARDS

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24.0 Purpose: This chapter sets forth minimum standards for driveways and parking facilities to minimize interference with traffic flow on the street and highway system of the Tahoe Region.

24.1 Applicability: This chapter is applicable to all development that requires or uses vehicular access or parking, except as noted below.

24.1.A Douglas County Substitutions: The Douglas County Community Plans, Design Standards and Guidelines, August 1993, shall apply within the Round Hill, Kings bury, and Stateline Community Plans.

24.1.B Placer County Substitutions: The Placer County Standards and Guidelines for Signage, Parking, and Design shall apply to the Tahoe City, Carnelian Bay, Tahoe Vista, Kings Beach Commercial, and Kings Beach Industrial Community Plans.

24.1.C City of South Lake Tahoe Substitutions: The City of South Lake Tahoe Standards and Guidelines for Design, Signage, Parking, Driveway, and Loading Spaces, June 1994, shall apply to the Stateline/Ski Run Community Plan and the entire City of South Lake Tahoe.

24.1.D Washoe County Substitutions: The Signage, Parking, and Design Standards and Guidelines for the Community Plans of Washoe County (April 1996), shall apply to the North Stateline, Incline Village Commercial, Incline Village Tourist, and Ponderosa Ranch Community Plans.

24.2 Driveways: To ensure organized and well-designed ingress and egress of vehicles from driveways, TRPA shall review the design of driveways according to the following standards and procedures:

24.2.A Driveway Defined: A driveway is a clearly identifiable path of vehicular access from the parking area of a parcel to the public right-of-way or other access road. A driveway may be either one-way or two-way.

24.2.B Compliance Program: The standards set forth in Subsections 24.2.C through 24.2.F, inclusive, shall be conditions of approval for projects with driveways, and for projects for which TRPA finds that the

driveways are not in compliance with the standards set forth in Subsections 24.2.C through 24.2.F, inclusive, and are causing significant adverse impacts on traffic, transportation, air quality, water quality, or safety. If TRPA finds that driveways associated with existing development are causing such impacts, TRPA may implement corrective measures pursuant to Chapter 9.

24.2.C General Standards: Driveways shall comply with the following standards:

- (1) New driveways shall be designed and located so as to cause the least adverse impacts on traffic, transportation, air quality, water quality, and safety.
- (2) Shared Driveways: In the application of Sub sections 24.2.D through 24.2.F, inclusive, TRPA shall encourage shared driveways if TRPA finds that the effect is equal or superior to the effect of separate driveways.
- (3) Role of Community Plans: Approved community plans may replace the standards in Subsections 24.2.D through 24.2.F, inclusive, with alternative specific provisions, provided such provisions are more appropriate to the situation and provide equal or superior measures to satisfy the environmental thresholds.
- (4) Standards of Caltrans and Nevada Department of Transportation: On state and federal highways, the ingress/egress standards of the California or Nevada Department of Transportation shall apply, as appropriate, in addition to the standards in Subsections 24.2.D through 24.2.F, inclusive. Where the state standards conflict with Subsections 24.2.D through 24.2.F, inclusive, the state standards shall control.
- (5) Slope of Driveways: Slopes of driveways shall not exceed the standards of the county or city in whose jurisdiction the driveway is located. Driveways shall not exceed ten percent slope, unless TRPA finds that construction of a driveway with a ten percent or less slope would require excessive excavation and that the runoff from a steeper driveway shall be infiltrated as required in Chapter 25. In no case shall the driveway exceed fifteen percent slope.
- (6) Best Management Practices: Driveways shall be managed in accordance with Chapter 25.

24.2.D Numbers of Driveways: Additional or transferred development, which does not require a traffic analysis pursuant to Section 93.3, shall be served by a single driveway with no more than two points of ingress/egress from the public right-of-way or other access road. Additional or transferred development, which requires a traffic analysis pursuant to Section 93.3, shall conform to the ingress/egress provisions necessary to mitigate all traffic and air quality impacts under Section 93.3.

24.2.E Width of Driveways: Driveway widths shall conform to the following standards:

- (1) Single Family Homes: Driveways serving single family homes shall have a minimum width of ten feet. Where the single family home includes a garage, the driveway shall be at least as wide as the garage door opening for a distance of fifteen feet from the front of the garage.
- (2) Other Residential Uses: Two-way driveways serving residential uses other than single family homes shall have a minimum width of 20 feet and a maximum width of 24 feet. One-way driveways serving other residential uses shall have a minimum width of ten feet and maximum width of twelve feet.
- (3) Commercial, Tourist Accommodation, Recreation, and Public Service Uses: Two-way driveways serving commercial, tourist accommodation, recreation, and public service uses shall have a minimum width of 20 feet and a maximum width of 30 feet. One-way driveways serving such uses shall have a minimum width of ten feet and a maximum width of fifteen feet. For two-way driveways with median dividers serving such development, each direction shall have a minimum width of ten feet and a maximum width of seven teen feet.

24.2.F Service Drives: Uses other than single family homes, which do not require the preparation of a traffic analysis pursuant to Section 93.3, may be permitted an additional service driveway for maintenance and garbage removal. The service driveway shall be at least ten feet wide, and no more than twelve feet wide. Uses which require the preparation of a traffic analysis pursuant to Section 93.3 may be permitted an additional service driveway or driveways for maintenance and garbage removal provided the traffic and air quality impacts of such driveways are mitigated under Section 93.3.

24.3 Parking: [Reserved]

