

ZONING

340 Attachment 2

City of Mendota

Appendix II

Access Driveways from Streets to Off-Street Parking and Loading Spaces

1. WIDTH OF DRIVEWAYS (measured at the lot line adjoining a street).
  - a. Residential uses: not less than nine feet wide nor more than 22 feet wide.
  - b. Nonresidential uses.
    - (1) Not less than 14 feet wide nor more than 20 feet wide for a one-way driveway.
    - (2) Not less than 20 feet wide nor more than 35 feet wide for a two-way driveway serving 20 or fewer parking spaces and/or one loading space.
    - (3) Not less than 24 feet wide nor more than 35 feet **wide for a two-way driveway serving more than 20 parking spaces and/or two or more loading spaces.**
2. **RADIUS CONNECTION STREET PAVEMENT EDGE AND DRIVEWAY EDGE.**
  - a. **In residence districts: not less than five feet; except driveways more than 20 feet in width, not less than eight feet.**
  - b. **Business and manufacturing districts: not less than 15 feet at the intersection of a driveway and street pavement in a street having a right-of-way of 66 feet or less in width.**
3. **ANGLE AT INTERSECTION OF A DRIVEWAY AND STREET.**

The acute angle formed at the intersection of driveway and street pavement edges shall be not less than 60°.
4. **SPACING BETWEEN SEPARATE DRIVEWAY ENTRANCES ON A LOT (measured at the lot line adjoining a street).**
  - a. **Not less than 20 feet on streets having rights-of-way more than 66 feet in width.**
  - b. **Not less than 10 feet on streets having rights-of-way 66 feet or less in width.**
5. **ON CORNER LOTS, SPACING BETWEEN DRIVEWAY ENTRANCE AND RIGHT-OF-WAY LINE OF AN ADJACENT INTERSECTION STREET (measured from the nearest edge of the driveway pavement at its intersection with the street right-of-way line of an adjacent intersection street).**
  - a. Not less than 15 feet to an adjacent intersecting street having a right-of-way more than 66 feet in width.
  - b. Not less than eight feet to an adjacent intersecting street having a right-of-way 66 feet or less in width.