

STEINER RANCH RESIDENTIAL DESIGN GUIDELINE MANUAL

7.1 Driveways & Parking

Pgs. 52-53

Goals:

Minimize cars and other vehicles from dominating the streetscape zone.

Vehicle parking location and driveway design should be both functional and ancillary to the residential development.

Requirements:

Only one driveway and approach (20' maximum width) per *unit* is permitted on *units* with 100 ft or less of frontage. Double or circular drives must be submitted to the AC for review and approval before installation. In all cases, driveway must maintain at least 5' distance from side property line.

A minimum of 20' from front or side property line on single family residential units and from the edge of pavement on a private drive for condominium residences must be provided on the driveway without encroaching on the road or street sidewalk, in order to provide parking for two full-size cars. **Additional requirements for condominium parking may be found in the condominium guidelines, Section 10.**

Trailers, boats, campers, RVs, etc. are not permitted to be parked on the driveway or stored in public view.

Driveways and parking areas must be constructed at a minimum, with a textured finish; (i.e. broom or trowel finished concrete). Driveways shall comply with the City of Austin driveway standard in Appendix. Asphalt driveways and parking areas are prohibited.

Refer to specific Neighborhood Design Guidelines and Supplemental Conditions for specific finish requirements.

The maximum driveway grade within the *unit* property is 14%. Driveway grades steeper than 14% must be approved. Refer to City of Austin driveway requirements for regulatory compliance. Driveways, sidewalks, and parking must meet the Americans with Disabilities Act requirements (ADA).

Curbs must transition cleanly into existing street curb and gutter. "Broken" transitions between curb/gutter and aprons are not acceptable (See standard in Appendix).

Driveways must permit entry by standard mid-size vehicles without "bottoming out" in the transition area between curb and property line as well as the driveway area between property line and garage.

The finish grading process must conceal exposed edges of driveways and parking areas. A maximum of twelve inches (12") vertical exposure is allowed at these surfaces.

Exposed foundations on driveways or walks up to twelve inches (12") from finished grade must be finished with plaster, underpinning, or *Stucco* in a color that matches or compliments the color of the exterior *Masonry* of the residence. Any area of exposed foundation on driveways or walks exceeding twelve inches (12") from finished grade must be faced with brick, stone, or similar material that matches or blends with the exterior colors of the residence. At their discretion, the AC may require additional screening with evergreen landscaping.

In situations where the driveway is raised 6' above finished grade, the exposed sides of the driveway must be screened using additional fill and landscape planter areas with approved landscape plants (See Foundation, Section 6.2).

Guidelines:

Shared common driveways are allowed, subject to review and approval.

Exposed aggregate concrete (washed), stamped concrete, decorative *Masonry*, tile, or concrete pavers and/or banding is recommended.