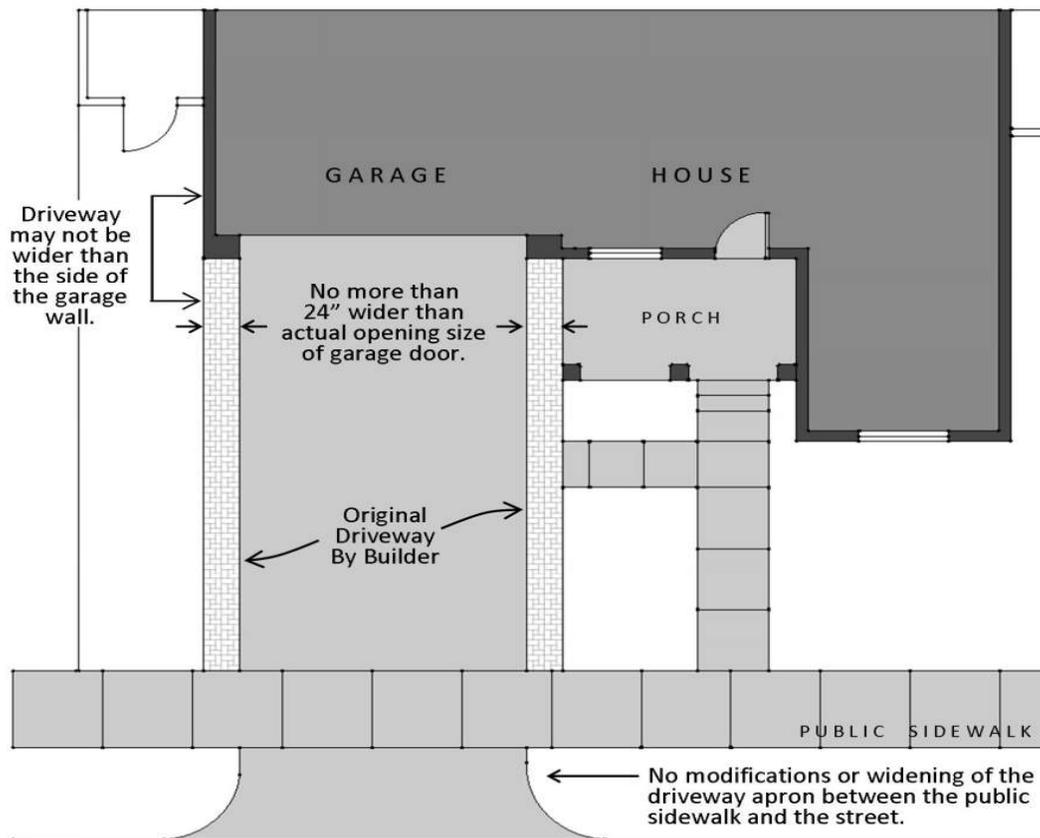


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4.28. Driveway Gates, Private.

- a) Private driveway gates are not allowed in the Front Yard Zone or within the front yard building setback.
- b) Private driveway gates may be allowed by the DRC on a case-by-case basis for Homes with a Porte cochere or with a deeply recessed side auto courtyard that is behind the front-most face of the Home.
- c) Private driveway gates, if allowed, shall match the authentic architectural style of the Home, including the colors, materials, patterns and appearance. Private driveway Gates may not be treated as artwork or design statements.
- d) The height of driveway gates may be limited as deemed appropriate in the sole opinion of the DRC.

4.29. Exterior Hardware, Utility Boxes, and Accessories.

- a) Unless specifically approved otherwise, whether for functional or aesthetic purposes, exposed elements such as flues, vents, louvers, flashing, chimney caps, utility boxes, electrical panels, gas meters, irrigation control boxes, disconnect switch boxes, j-box covers, clean out covers, access panels, and mechanical equipment must match the color of the surface to which they are attached.

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- a) All Lots shall drain per the approved engineering plans on file with the City. Generally, Lots drain to the street or alleyway.
 - b) Obstruction, alteration or re-channeling of drainage flows from the initial location of drainage patterns, drainage swales, storm sewers, or storm drains constructed as part of the Home is not permitted.
 - c) The addition or modification of any walls, structures, fences, grading and landscaping must be designed to accommodate the approved Lot drainage.
 - d) Drainage may not be modified to cause storm water to flow onto adjacent properties, unless otherwise approved by the City.
- Refer to Section 5.40 for "*Rip-Rap and Erosion Control*".

4.27. Driveways. All driveways shall comply with the following criteria.

- a) Any modifications, changes, alterations, expansions, or replacement to a driveway requires approval of the DRC prior to construction.
 - b) Expanding or widening of a driveway shall not extend the width of the pavement more than two feet (2'-0") beyond either side of the actual garage door opening; nor shall the width of the pavement extend beyond the side face of the garage structure (whichever is the most restrictive).
 - c) Driveways and driveway aprons may not be expanded or widened between the street and public sidewalk. Driveway locations may not impact the existing street trees in the landscape area between the street and the sidewalk.
 - d) In general, driveways must be at least five feet (5'-0") from a public utility transformer or public utility equipment.
 - e) In general, driveways shall intersect the street at a 90-degree angle.
 - f) Each Lot will only be allowed to have one (1) driveway access point to the street.
 - g) Circle driveways, pull-through driveways, or driveways connecting two different streets are not permitted.
 - h) Driveway pullouts or widening of driveways for additional parking or for access to Rear Yards or side yard are prohibited.
 - i) Vehicles may only be parked on paved surfaces. Parking of vehicles on gravel, grass, decomposed granite, earth, or other non-paved surfaces is prohibited.
 - j) Any changes or modifications to the driveway material must be approved by the DRC prior to installation.
 - i. Driveway materials shall be limited to: exposed aggregate concrete; integrally-colored concrete subject to review and approval of the color by the DRC; concrete pavers; brick pavers; or other materials as specifically approved by the DRC.
 - ii. All driveway paving materials must be neutral and earthy colors or natural grey concrete colors. No bold, bright or colorful colors are allowed.
 - iii. Painted finishes, acrylic coatings, epoxy coatings, tile, pebblestone, asphalt coatings, faux finishes or patterns, or other "coating" materials are not allowed on any driveway, unless otherwise approved by the DRC.
 - iv. Glossy, shiny or reflective coatings or sealers may not be applied to any type of driveway surface.
 - v. Decomposed granite, gravel, rock, earth, asphalt, and other unimproved driveway surfaces are not allowed.
 - k) The maintenance of all driveway surfaces, including the driveway apron between the public sidewalk and the street, is the responsibility of the Homeowner.
- Refer to Appendix "K" for "*Front Yard Hardscape Design Guide*".