



DRIVEWAYS, PATIOS, & OTHER IMPERVIOUS SURFACES

An **Impervious Surface** is a structure or paved area that hinders or blocks the absorption of water into the ground. Examples include, but are not limited to, rooftops, sidewalks, patios, driveways, parking lots, storage areas, concrete, asphalt, or gravel roads. Permeable pavers are not considered an impervious surface.

- Building permits are not required for driveways, patios and sport courts (tennis, basketball, etc.), however, the following regulations apply:

Zoning District	Impervious Coverage	Parking	Driveway Materials	Side Yard Setbacks
Single-Family Residential (R-1)	40% Maximum (total lot area & front yard)	Minimum of 2 off-street parking spaces	Parking in the front yard must be on a surface consisting of concrete, brick pavers, or asphalt-bituminous pavement	Internal Lot: 8 ft Corner Lot: 15 ft
Medium Density Residential Single-Family (R-2)				Internal Lot: 8 ft Corner Lot: 12 ft
Townhouse and Multiple-Family Residential (R-3)				
Multiple-Family Residential (R-4)	50% Maximum (40% maximum in front yard)			Internal Lot: 15 ft Corner Lot: 15 ft
Shoreland Overlay	25% Maximum			

Jordan City Code Section 154.129. *Table A.*

Driveways

- Slope must be between 2% and 10%
- Width at curb cannot exceed 22 feet (16 feet is desired)
- All properties are entitled to at least one (1) curb cut or driveway access. A second curb cut or driveway access may be allowed if additional requirements are met. Please contact the Planning Department for further inquiry.
- Required off-street parking shall not encroach or be located within the public right-of-way.
- Cannot be located within easements of record

Patios

- Permitted in all residential districts, subject to the following:
 - Cannot be located within easements of record
 - Must adhere to the impervious surfacing requirements associated with the district
- Terraces, steps, uncovered porches, stoops or similar structures which do not extend 2 ½ feet from the height of the ground floor level of the principal structure can extend three (3) feet into the setback area for the principal structure provided such encroachment is no closer than five (5) feet from any lot line and remains outside easements of record.
 - See Table A for relevant setback information

Other Impervious Surfaces

- Sport courts are permitted in all residential districts, subject to the following:
 - Cannot be located within easements of record
 - Must adhere to the impervious surfacing requirements associated with the district
 - Cannot be located in any yard or setback which poses a danger to traffic by obscuring the view from any street or roadway.