

E. Driveway Access:

1. All individual driveway access locations shall be designed to function well with the existing conditions and layout of each residential building. Care shall be taken in locating driveways to allow for the least amount of site and vegetation disturbance. The maximum grade of any driveway shall not exceed ten percent (10%). The minimum width of any driveway shall be twelve feet (12'). Twelve percent (12%) grades may be allowed for short distances not to exceed two hundred fifty feet (250') when approved by PCFSD. Where possible, driveways shall parallel the slope to lessen site impact. Driveways must also conform to the requirements of [title 7, chapter 1](#) of this code.
2. A driveway may provide access to one or more dwelling units, but not more than five (5) dwellings.
3. Retaining walls shall be used with cuts in excess of ten feet (10'). Cut slopes shall be as specified by a qualified engineer to achieve a stable embankment. Fill areas shall be contoured to two feet (2') horizontal to one foot (1') vertical slopes or flatter as directed by a qualified engineer. If the disturbed areas fail to match existing grade within ten (10) vertical feet, a retaining wall shall be used. Driveway access for all lots may not be from any street or road other than interior roads within the subdivision.
4. All driveways, whether or not locked, must provide a PCFSD approved turnaround for emergency vehicles where the driveway meets the building pad, and every two hundred feet (200') when longer driveways occur.
5. Driveways in excess of two hundred feet (200') and less than twenty feet (20') wide must be provided with turnouts. Driveway turnouts must be an all weather road surface, ten feet (10') wide and thirty feet (30') long. Driveway turnouts to be located as required by PCFSD.