
Site and Setting

3.4 DRIVEWAYS AND OFF-STREET PARKING



Example of driveway on Russell Street.

Driveways and off-street parking are vehicular circulating site features that contribute to the neighborhood. Covington's urban neighborhoods were built during a pre-automobile period, allowances were not made for the car in the neighborhoods' designs. In today's world, where a car is ever-present, finding a place for a car can often be difficult.

When driveways were included in a site, they often lead to the back of a house where there was a carriage house or garage. In many neighborhoods, public alleys still provide rear access to buildings and these are ideal locations for a driveway or parking pad.

Historically, off-street parking areas for multiple cars were not common in the residential neighborhoods or commercial areas. Initially, on-street parking met the demand for parking. Today, with an increased demand for parking, parking lots are being desired. When driveways, parking pads, or parking lots are built, they are to be secondary to the neighboring buildings and should be designed in a way to not detract from the neighborhood.

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Example of off-street parking



Parking lot with sufficient screening



Parking lot with adequate landscaping

GUIDELINES:

1. Design parking lots and driveways as not to detract from the visual quality of the neighborhood. This includes landscaping, paving materials, and screening materials.
2. Place individual driveways and parking pads off of alley ways when possible. Parking pads are never to be placed in the front yard of a lot unless historically appropriate.
3. Provide sufficient screening to minimize the view of parked vehicles from other properties, the street, and other public areas. Use landscaping to reinforce the building massing and setback common in the district. Screening may employ masonry walls, landscaping, and fencing. The design of this screening should be compatible with the district.
4. Provide adequate landscaping within the parking lot to provide shade and to break up large areas of paving between bays.



Parking pad with sufficient screening