

**1. SUBJECT FRONT YARD PARKING****2. DEFINITIONS**

Front yard parking – Paved area that provides a single parking space located in the front yard of an existing dwelling.

**3. DRAWINGS**

AS-542-C – Front Yard Parking (attached within this document)

AS-542-A – Maximum Curb Cut for Residential Driveways with No Garage, Single & Double or More Car Garages

AS-542-B – Maximum Curb Cut for Residential Driveways on Corner Lots

AS-221 – Residential Drive – Asphalt

AS-222 – Residential Drive – Concrete

**4. BEST PRACTICE**

The following residential driveway options are available:

1. A driveway for a front yard parking space shall not exceed a maximum curb cut or edge of pavement width of 4.5m (15') (in accordance with AS-542-C).
2. A front yard parking space and driveway is required to be hard surfaced within twelve (12) months from the issuance of a driveway permit.
3. A minimum distance of 5.5m (18') in length and 2.5m (8') in width is required to create one parking space. Where insufficient area is available for the parking space to be entirely on private property, this space may extend into the right-of-way, however, shall commence at the front face of dwelling without any obstruction of the sidewalk.
4. Approval by the Building Department and compliance with the zoning by-law are required for front yard parking to be permitted.
5. Front yard parking is permitted where existing side yard widths are less than 2.5m (8').
6. Front yard parking is permitted only where no other on-site parking is or can be made available. Front yard parking is not permitted on any property that is adjacent, in whole or in part, to a paved alley.
  - a. Exception – As approved by CR 258/2025, the Ward 4 (excluding the Walkerville Heritage Area) two (2) year Pilot Program permits residents within this specific area to obtain a permit for front yard parking with paved alley access, provided all other requirements are satisfied.
7. At the discretion of the Building Department, maintain a 1.7m (5'-6") clearance from all doorways, porch steps and landings.

**5. RELATED BEST PRACTICES**

Driveway Requirement Policies – BP2.2.1

Alley Access – BP2.3.2

**6. RELATED CITY SPECIFICATIONS**

S-4 - Selected Granular Base Courses

S-6 – Concrete Sidewalk and Driveway Approaches

S-9 – Concrete

S-10 – Hot Mix, Hot Laid Asphaltic Concrete

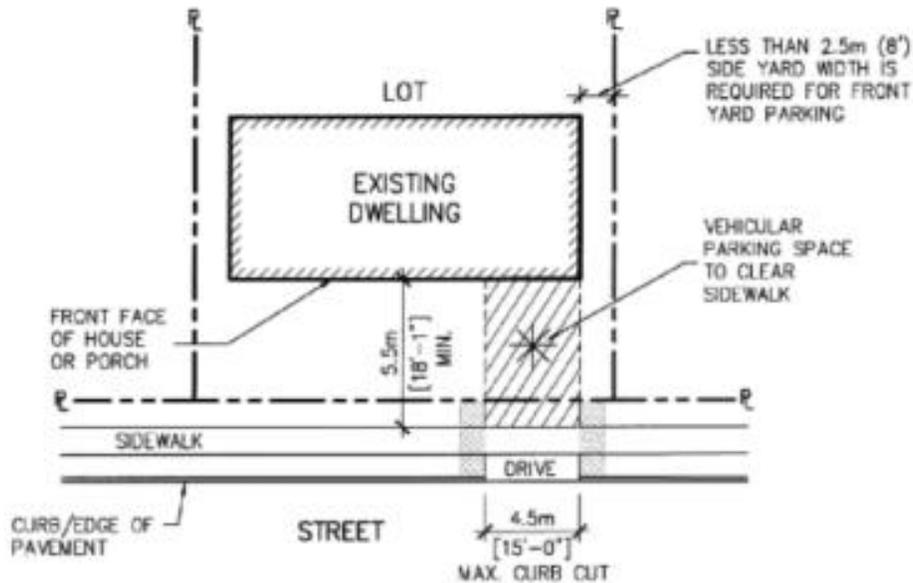
S-14 – Sodding and Topsoil

S-15 – Seeding Roadway Areas by Hydraulic Seeding and Mulch Cover Method

  
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City Engineer or Designate

March 24, 2026

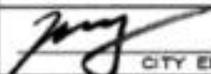
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Date



**PROPOSED FRONT YARD PARKING FOR RESIDENTIAL DRIVEWAY**

**NOTES:**

1. NO RADIUS OR RAISED CURBS ON CITY RIGHT OF WAY. STRAIGHT FLARES ONLY.
  2. NOTWITHSTANDING THIS DRAWING CURB CUT WIDTH SHALL NOT EXCEED 50% OF FRONTAGE WIDTH.
-  DRIVEWAY PORTION ON PRIVATE PROPERTY IS TO COMPLY WITH AND BE APPROVED BY THE BUILDING DEPARTMENT AT THE CITY OF WINDSOR.
-  DRIVEWAY MUST HAVE A MINIMUM SEPARATION OF 0.9m (3') OF ANY VERTICAL OBSTRUCTION. I.e. HYDRO POLE, FIRE HYDRANT, CABLE BOX, TREE, ETC.

<b>CITY OF WINDSOR</b>	
ENGINEERING DEPARTMENT	
<b>Front Yard Parking For Residential Driveways</b>	
DR'N BY: AJC, JL	DATE: JANUARY, 2011
REVISION: DEC, 2013	CH'KD BY: P. UBENE
CH'KD BY: SS	PASSED BY:
 CITY ENGINEER	<b>AS-542-C</b>