[illegible] buffer shall not extend nearer to a street right of way line than the established building line of the adjoining residential lot, and no buffer shall be required along a property line immediately adjoining and parallel to an alley. The buffer shall be a compact evergreen hedge or other type of foliage screening or shall be a combined fence and shrubbery screen, the latter facing the adjoining residential lot.

(f) Interior driveways. Interior driveways shall be at least 12 feet wide where used with 90-degree angle parking, at least 18 feet wide where used with 60-degree angle parking and at least 13 feet wide where used with 45-degree angle parking. Where used with parallel parking, or where there is no parking, interior driveways shall be at least 11 feet wide for one-way traffic movement and at least 20 feet wide for two-way traffic movement.

(g) Connection to a public right of way.* Each offstreet parking, loading or service area shall be connected to a public street right of way by means of a driveway constructed in accordance with at least the minimum standards required by the city engineer.

(h) Size of driveways. Except when meeting an alley, a driveway exclusive of curb return radii shall be not less than 12 feet in width; curb return radius for a driveway at its entrance to a public street shall not exceed ten feet; the maximum width of a driveway exclusive of curb return radii shall not exceed 35 feet.

(i) Location of curb cuts. At the intersection of streets, except alleys, a curb cut shall be set back no less than 25 feet from the intersection of two curb lines or such lines extended, or shall be set back not less than 15 feet from the intersection of two property lines or such lines extended, whichever is the less restrictive. Between the curb returns for any two driveways serving the same property, there shall be at least 20 feet of curb; except that this distance may be reduced to as little as five feet where it is demonstrated that restricted frontage makes this necessary in order to provide not more than two ade-

*Number and size of entrances and exits to be approved by the Board of Adjustment.

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