

Driveways must meet the standards as outlined in §152.179 and §152.180 below.

§152.179 (C) RESIDENTIAL DRIVEWAYS - All residentially zoned properties must comply with the following regulations:

(1) *Driveway width.* Residential driveways installed or modified after the date of adoption of the ordinance shall comply with the following standards:

(a) Driveways with a single driveway approach shall not exceed 40% of the width of the lot up to a maximum of 36 feet, whichever dimension is the smaller provided the driveway between the curb and right of way line does not exceed 28 feet in width.

(b) Circular driveways with driveway approach cuts serving the same lot shall not exceed the maximum 36 feet when both driveway approaches are combined.

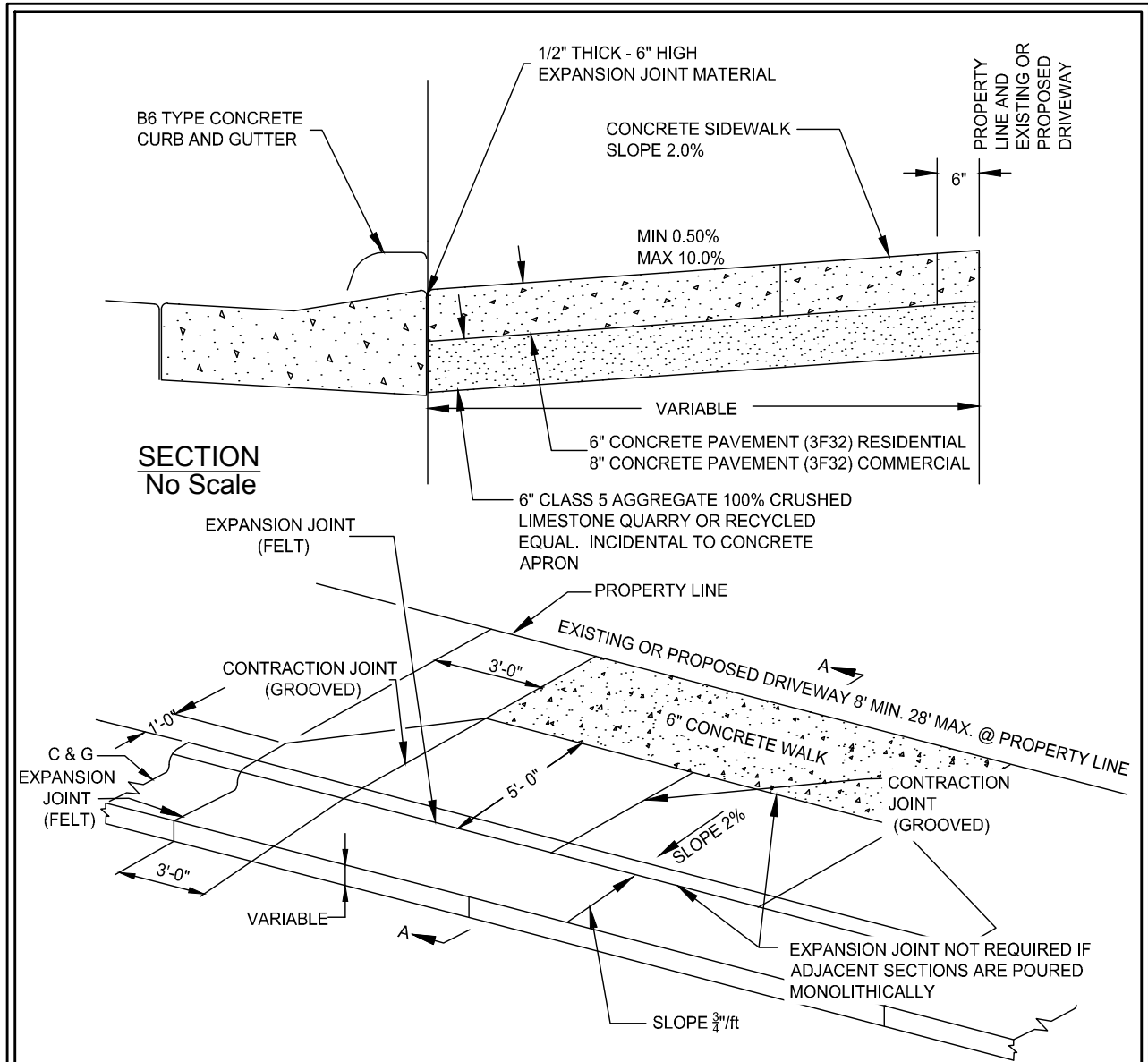
(2) *Driveway setback.* Residential driveways enlarged or reconfigured after the date of Ordinance adoptions, shall be set back a minimum of 5 feet from the property lines, unless otherwise authorized by the City Engineer or Public Works Director in which case a driveway may be located a minimum of 3 feet from the property lines.

(3) *Required surface material.* All driveways and parking areas shall be of a hard surface. Hard surfaced areas shall consist of a durable material such as concrete, bituminous or pavers, but not including gravel or crushed rock.

(4) *Parking area.* One 400 square foot hard surface parking area adjacent to a garage or driveway for parking purposes shall be permitted. Such area shall not be located in front of the living area of the dwelling. The parking area shall be set back at least 10 feet from the corner side property lines and 5 feet from the interior property line, unless otherwise authorized by the City Engineer or Public Works Director in which case a parking area may be located a minimum of 3 feet from the interior property line.

(5) *Permit requirements.* All new driveways, alterations, or additions to existing driveways (not including pavement overlay or seal coating) shall require the issuance of a zoning permit. A fee as determined from time to time by the City Council shall be required to process the permit.

§152.179 CURB CUTS - The City Council has the authority to limit the curb cuts serving a property or properties where the City Council deems it appropriate for safety reasons due to the traffic on abutting streets. No curb cut to a parking area may be more than 28 feet in width or as otherwise regulated by the County or State agency. Curb cuts on any 1 street must be at least 30 feet apart, unless curb cuts are to be used for 1-way traffic only and clearly designated as such, and except that residential driveways may be closer as long as they meet the requirements as designated in 152.180, C.. No C or LI use may have a curb cut within 30 feet of any residential district boundary, unless it is located across a street from the residential district boundary.



NOTE:

1. DRIVEWAYS WITH GRADE GREATER THAN 10% MUST OBTAIN ENGINEERING DEPARTMENT APPROVAL.
2. DRIVEWAY AREA MUST MEET CODE FOR LOT COVERAGE.
3. NO DRIVEWAY SHALL BE CLOSER THAN 40' FROM END OF CORNER RADII.
4. DRIVEWAYS SHALL BE NO CLOSER THAN 5' FROM THE ADJACENT PROPERTY LINE
5. GATE VALVE BOX TOP SECTIONS SHALL BE INSTALLED OVER ALL CURB STOPS LOCATED WITHIN THE DRIVEWAY.
6. CONTROL JOINS SHALL MATCH JOINTS OF EXISTING DRIVEWAY.
7. DRIVEWAY WINGS ARE REQUIRED WITH THE B6 STYLE CURBING. THE MAXIMUM DRIVEWAY WIDTH AT THE CURB AND THE PROPERTY LINE IS 28' NOT TO EXCEED 40% OF THE WIDTH OF THE LOT, PLUS THE 3' WINGS. THE MINIMUM WIDTH OF THE DRIVEWAY AT THE CURB AND PROPERTY LINE IS 8'.
8. MUST BE CONCRETE BETWEEN APRON AND SIDEWALK.
9. CONCRETE SIDEWALK THROUGH DRIVEWAY MUST BE 6" THICK.
10. DRIVEWAY WINGS ARE REQUIRED FOR B6 STYLE CURB.



CONCRETE DRIVEWAY APRON

Special Details

Date: 01/07/2014

Revised: 05/14/2020

ST-7