

STANDARDS FOR URBAN DRIVEWAYS

NO CONSTRUCTION SHALL COMMENCE PRIOR TO THE PRELIMINARY INSPECTOR

Residential Driveways

All driveways shall be constructed to maintain a minimum 1.5 m clearance from any structure such as hydrants, light standards, service pedestals, transformers, manholes, and catch basins. Only a single driveway shall be permitted on a corner lot, and it shall be located to provide a minimum of 8.0 m clearance from the lot property line adjacent to the intersection. When the driveway location is known, the driveways shall be clearly shown on the design drawings and the driveway aprons shall be installed at the time of sidewalk construction. Curb stops shall not be within driveway if possible; refer to Section 5.0.

In residential subdivision lot layouts, driveways shall not connect directly onto Arterial roadways. In addition, driveways shall not be permitted to have direct access onto segments of Major Collector roadways that have an estimated traffic volume of 4,000 AADT or greater.

The addition of driveways after the initial construction will require an application and written approval from the County before construction.

Commercial / Industrial Driveways

The edge of a driveway shall be a minimum horizontal distance of 10 m from the end of the curb return of an intersection and shall be designed to accommodate the types of vehicles the business / industry will generate. Driveways to corner lots will only be permitted on the lower classification roadway.

Driveway Widths

Minimum and maximum driveway widths are outlined below. These widths do not include flares. Flares shall be used on all non-residential driveways and shall have a width between 1.0 and 3.0 m.

Table 2.5 - Driveway Width

DEVELOPMENT	MINIMUM (m)	MAXIMUM (m)
Residential	4.0	8.0
Commercial	7.5	12.5
Industrial	7.5	12.5
Multi-Family	7.5	12.5

Driveway Grades

Driveways shall have a maximum 8% grade differential from the edge of the roadway and shall not exceed a 10% grade.