

CHAPTER 140

DRIVEWAYS AND CURB CUTS

140.01 Definitions

140.02 Specifications for Driveways and Curb Cuts

140.01 DEFINITIONS. The following terms are defined for use in this chapter:

1. “Approach” is the combination of the entrance and driveway.
2. “Driveway” means that part of any approach for motor vehicles to private property that lies between the property line and the back of the curb line or to the roadway of the public street if there is no curb or gutter. The driveway shall be constructed of asphaltic concrete or Portland cement concrete in accordance with City specifications.
3. “Entrance” means the curb and gutter portion of the approach.

140.02 SPECIFICATIONS FOR DRIVEWAYS AND CURB CUTS.

1. Curb cuts shall be placed on the center of existing or proposed driveways. No cut, however, shall extend beyond the side lines of the owner’s property without the approval of the City Engineer and/or Superintendent of Public Works.
2. The curb cut for a single drive shall not be less than sixteen (16) feet and the opening for a double drive shall not be less than twenty-four (24) feet and the opening of a triple drive shall not be less than thirty-two (32) feet in width. Any curb cut exceeding thirty (30) feet for a double drive or thirty-eight (38) feet for a triple drive shall be approved by the City Engineer. In general, only one (1) opening shall be granted per residence in residential areas. The City Council may grant additional openings in special cases such as for large corner lots, etc. Two curb cuts per street for one business establishment is the maximum allowed with the required minimum of eighteen (18) feet curb island between the cuts.
3. No curb cut shall begin closer than ten (10) feet from a crosswalk at a corner or intersection.
4. All curb cuts shall be neatly sawed and broken out in accordance with a method approved by the City Engineer and/or Superintendent of Public Works. At the time of construction the City will determine if there is a need for a new fillet and/or a wedge on the front edge of the new curb. All work shall be constructed as determined by the City.

5. The driveway width at the owner's property line shall not be less than ten (10) feet for a single drive or not less than eighteen (18) feet for double drives or not less than twenty-six (26) feet for triple drives. Any driveway width exceeding twenty-four (24) feet for double drives or thirty-two (32) feet for triple drives shall be approved by the City Engineer. Where possible, no drive shall be placed nearer than three (3) feet to the side lines of the owner's property. Driveway width for other than residential shall be approved by the City Engineer.
6. No approach shall interfere with municipal facilities such as street lighting poles, traffic signal standards, signs, catch basins, hydrants, crosswalks, bus loading platforms, utility poles, fire alarm supports, underground pipes or ducts or other necessary street structures, unless special written permission is obtained from the City Council.
7. All slopes of driveways across the walk area shall not be greater than one-fourth (1/4) inch per foot unless special written permission is obtained from the City Engineer for proper grade and sub-grade preparations prior to the placing of the concrete or asphalt slab.
8. All approaches shall be constructed in accordance with City specifications and drawings.
9. All approaches shall be inspected by the City Engineer for proper grade and subgrade preparations prior to the placing of the concrete or asphalt slab.
10. Concrete approaches shall have a minimum thickness of five (5) inches for residential, six (6) inches for commercial plus all entrances shall have a six (6) inch by six (6) inch wire mesh reinforcing. The concrete shall be air entrained and shall otherwise meet the requirements of the City specifications.
11. A one-inch asphaltic expansion joint shall be placed on each side of the public sidewalk as shown on the plans.
12. Asphaltic concrete driveways shall have a minimum thickness of four (4) inches of compacted stone base topped by a minimum of four (4) inches of type "A" asphaltic concrete or full depth of six (6) inches of type "A" asphaltic concrete. The entrance shall meet the requirements of the City specifications on concrete paving. The area covering the public sidewalk shall be constructed with a six-inch mesh reinforced concrete.
13. Except for a street access driveway permitted in this chapter, wherever the property adjoining a public sidewalk is used for a driveway

paralleling the sidewalk or for parking of vehicles adjacent to the walk, there shall be installed upon the property six (6) inches inside the property line, a reinforced concrete curbing at least six (6) inches high and six (6) inches wide, so as to prevent the driving or stopping of vehicles upon the sidewalk, unless rollover curbing is approved by the City Council.

14. Driveways shall end at the curb line having a radius of at least three (3) feet; however, when no sidewalk is present, it shall end ten (10) feet back from the edge of the pavement. Curb opening may exceed the maximum allowable width of driveway by six (6) feet.

15. Driveways shall be bounded on each side by a curb with a face varying in height from the established height of the curb to zero at the inside limits of the ramp at the sidewalk front face.

16. The tangent curve of any driveway shall at no time make an angle of less than eighty (80) degrees measured from the street curb unless special written permission is obtained from the City Council and the City Engineer.

17. Wherever the grade of the drive is such as to require the driveway curb to cut into the sidewalk, the curb shall have a vertical face, unless the City Council finds that the walk would be safer by allowing a gradual slope of the walk from either side down to the driveway level across the walk.

18. Other curb cuts:

A. For curb cuts for accesses to areas zoned and used solely for agricultural purposes the City Council may grant exceptions to the construction standards and specifications otherwise required of driveways, entrances and approaches. Such exceptions shall be conditioned upon continuation of the agricultural use without change. Upon any change in use, including but not limited to a change to residential use, the grant of exceptions shall expire. Upon expiration the owner or owner's successor shall bring the driveway, entrance and approach up to standards and specifications set by or pursuant to this chapter.

B. When the owner of abutting property has need for an additional access for a special, relatively infrequent, non-daily use, the City Council may grant a license for a special curb cut and may grant exceptions to the construction standards and specifications otherwise required of driveways, entrances and approaches. The license shall be a right personal to the abutting owner and shall be neither appurtenant to the land nor transferable

with the land or otherwise. The license shall expire in the event of a change in the use or a sale, lease or other transfer of the accessed property. Upon expiration the owner or owners successor shall restore the street and curb to a condition as if there had been no special curb cut or access.

No grant of exceptions under this subsection shall become effective until the owner pays all filing fees for the filing of a copy of such grant, including its terms and limitations, with the appropriate real estate records in the office of the County Recorder.

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