

Ordinance 2003-13
Village of New Richmond, Ohio
Driveway Regulations

CHAPTER 1: DRIVEWAY REGULATIONS

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1.1 AUTHORITY. Pursuant to the authority granted under the Ohio Revised Code Chapter 723, the Village of New Richmond Council hereby adopts the following regulations for driveway access to Village Roads, public and private.

1.2 DEFINITIONS. For the purpose of this chapter, the following terms are defined:

A. "Driveway" means a roadway to provide access and egress primarily for the travel of vehicles between private property and the traveled portion of a public street, alley or other public thoroughfare.

B. "Districts" are as follows:

- A-1 Agricultural
- R-1 Single Family Residential
- R-2 Single Family Residential
- R-3 Single Family Residential
- R-4 Single Family Residential
- R-5 Multi Family Residential
- R-5C Multi Family Residential
- R-5M Mobile Homes
- B-1 Business
- B-2 Business
- I-1 Industrial District
- PUD Planned Unit Development

1.3 APPROVAL BY VILLAGE ADMINISTRATOR AND PUBLIC WORKS SUPERINTENDENT

No driveway construction shall be started until the Village Administrator has granted approval and a permit has been secured. In reviewing an application to construct a driveway, the Village Administrator shall apply accepted principles of traffic safety engineering. In addition thereto, the Village Administrator may consult the Village engineer to ensure that sound discretion

considering the factors including but not limited to the quantity and quality of traffic, the existence of on-street parking, sight distance, adjacent land use, development of access away from arterial streets and onto side streets, anticipated development in the area, and speed limits is factored during the review. If after such review the Village Administrator approves the construction of a driveway, the Community Development Office shall issue a permit. Any driveway so reviewed and approved shall meet the specifications of the following sections of this chapter.

1.4 SPECIFICATIONS FOR RESIDENTIAL DISTRICTS.

1. Subject to such changes as may be provided by the Village Administrator to cover special situations, all driveways, curbs and gutters hereafter constructed shall be of five inches (5") of concrete, or blacktop with a minimum compacted thickness of two inches (2") over a two inch (2") gravel base and shall be not less than twelve (12) feet and not more than twenty-four (24) feet in width, measured at the property line, and shall have a three-foot (3) flare on each side of the point of joining with the traveled thoroughfare. The entire width of the opening shall be paved from the place of joining the thoroughfare to the property line of the petitioner. The place of joining will be determined by the type of curb and gutter. No curb shall be cut or removed without prior approval of the Village Administrator. All flares shall be curbed to a vanishing point at the street side of the sidewalk, or if no sidewalk exists, to a point designated by the Village Administrator or the Public Works Superintendent.

The maximum impervious surface coverage in the front yard on residential parcels with a width of 70 feet or greater, and on panhandle lots, is 35%. On lots with a width of 50-70 feet, the maximum impervious surface coverage in the front yard is 40%. On irregular shaped lots with reduced frontage at the end of a cul-de-sac, the maximum impervious surface coverage in the front yard is 50%.

2. The grade of any sidewalk shall not be altered by the work done. The driveway shall be at the same grade as any existing sidewalk. All new driveways shall provide for sidewalks. All sidewalks shall be four (4) feet wide with an expansion joint on each side abutting the driveway. All sidewalks crossing a driveway shall have no more than one-fourth (1/4) inch per foot cross slope and shall be the same thickness as the driveway to be constructed, but in no case less than five (5) inches thick.

3. No driveway shall be constructed within forty (40) feet of an intersecting street, or within thirty (30) feet of another such driveway on the same property, or less than one (1) foot from the petitioner's property line extended.

4. If the petitioner contracts such construction to a contractor, the contractor must obtain approval from the Village Administrator and a permit.

5. All such construction shall be done according to the village specifications and the approval of the Village Administrator and Public Works Superintendent.

6. Drawings/sketches of proposed driveways to be submitted with application and kept on file in

the office of the Village Administrator.

7. Driveways on non-curbed streets shall include piping approved by the Village Administrator with the following specifications:

- a. The Driveway Pipe shall be of a material acceptable to the Village Administrator
- b. The minimum diameter is 12 inches and the length of the pipe must be no less than 3 feet from the edge of the driveway on each side.
- c. The driveway pipe shall be set so that the inlet end is not so high as to block water flow in the ditch
- d. The driveway pipe outlet shall not be lower than the ditch beyond the driveway.
- e. Driveways with a positive slope shall install a trench drain to divert all storm water into the driveway pipe. Trench drain specifications can be received from the Village of New Richmond.

1.5 SPECIFICATIONS FOR BUSINESS DISTRICT.

1. Subject to such changes as may be provide by the Village Administrator to cover special situations, all driveways hereafter constructed shall be of concrete or blacktop with a minimum compacted thickness of two inches (2") and shall be not less than twelve (12) feet and not more than twenty-four (24) feet in width, measured at the property line, with an eight-foot (8') radius on each side of the point of joining with the traveled thoroughfare. The entire width of the opening shall be paved from the place of joining the thoroughfare to he property line of the petitioner. The place of joining shall be determined by the type of curb and gutter. No curb shall be cut or removed without prior approval of the Village Administrator. All radii shall be curbed to a vanishing point at the street side of the sidewalk, or if no sidewalk exists, to a point designated by the Village Administrator or the Public Works Superintendent.

2. No driveway shall be constructed within forty (40) feet of an intersecting street, or within thirty (30) feet of another such driveway on e same property, or less than one (1) foot from the petitioner's property line extended.

3. The grade of any sidewalk shall not be altered by the work done. The driveway shall be at the same grade as any existing sidewalk. All new driveways shall provide for sidewalks. All sidewalks shall be four (4) feet wide with an expansion joint on each side abutting the driveway. All sidewalks crossing a driveway shall have no more than one-fourth (1/4) inch per foot cross slope and shall be the same thickness as the driveway to be constructed, but in no case less than five (5) inches thick.

4. If the petitioner contracts such construction to a construction company, the contractor must obtain approval from the Village Administrator and a building permit.

5. All such construction shall be done according to the Village specifications and the approval of the Village Administrator and Public Works Superintendent.

6. Drawings/sketches of proposed driveways to be submitted with application and kept on file in

the office of the Village Administrator.

7. Driveways on non-curbed streets shall include piping approved by the Village Administrator with the following specifications:

- a. The Driveway Pipe shall be of a material acceptable to the Village Administrator.
- b. The minimum diameter is 12 inches and the length of the pipe must be no less than 3 feet from the edge of the driveway on each side.
- c. The driveway pipe shall be set so that the inlet end is not so high as to block water flow in the ditch.
- d. The driveway pipe outlet shall not be lower than the ditch beyond the driveway.
- e. Driveways with a positive slope shall install a trench drain to divert all storm water into the driveway pipe. Trench drain specifications can be received from the Village of New Richmond.

1.6 SPECIFICATIONS FOR INDUSTRIAL DISTRICTS.

1. Subject to such changes as may be provided by the Village Administrator to cover special situations, all driveways hereafter constructed shall be of Concrete or blacktop with a minimum compacted thickness of two inches (2") and shall be not less than twelve (12) feet and not more than thirty (30) feet in width, measured at the property line. No curb shall be cut or removed without prior approval of the Public Work Director. The construction of any driveway(s) shall not begin until a set of plans on all driveways is submitted and approved by the Village Administrator and the Public Works Superintendent. Contents of such plans shall include widths and locations of proposed driveway type of materials to be used and the width and type of thoroughfare to which such driveways will be connected.

2. The grade of any sidewalk shall not be altered by the work done. The driveway shall be at the same grade as any existing sidewalk. All new driveways shall provide for sidewalks. All new sidewalks shall be four (4) foot wide with an expansion joint on each side of the driveway. Sidewalks crossing a driveway shall have no more than one-fourth (1/4) inch per foot cross slope and shall be the same thickness of the driveway constructed, but in no case less than five (5) inches thick.

3. No driveway shall be constructed within forty (40) feet of an intersecting street, or within thirty (30) feet of another such driveway on the same property, or less than one (1) foot from the petitioner's property line extended.

4. If the petitioner contracts such construction to a contractor, the contractor must obtain approval from the Village Administrator and obtain building permit from the Public Works Superintendent.

5. All such construction shall be done according to the Village specifications and the approval of the Village Administrator and Public Works Superintendent.

6. Drawings/sketches of proposed driveways to be submitted with application and kept on file in

the office of the Village Administrator.

ADOPTED 4-22-03

Amended via Ordinance #2009-52, Date: 12-8-2009