

# Driveway Standards (DW)

## 5.19 DW-01: General Driveway Standards

This Driveway Standards section applies to the following zoning districts:



The intent of the Driveway Standards is to maximize safety for drivers. The following standards apply:

- A. **Project Applicability:** Any new or expanded access to a public right-of-way intended for vehicular or farm equipment use shall be considered a driveway and shall meet the Driveway Standards of the Unified Development Ordinance.
1. *Residential Limits:* Access to four (4) or more single-family lots or access to four (4) or more dwelling sites within a manufactured home park shall be established as a public or private street and meet the applicable standards within the City of Richmond's Construction Standards.
  2. *Non-residential Limits:* Access to four (4) or more non-residential lots and that conveys over 2,000 vehicles on average per day shall be established as a public or private street and meet the applicable standards within the City of Richmond's Construction Standards.
- B. **Cross Reference:** Some regulations related to Driveway Standards are not included in this section. Please refer to the following documents for additional information and regulations:
1. *Street Classification:* The classification of streets shall be based on the Thoroughfare Plan.
  2. *Construction Standards:* A driveway shall meet or exceed the City of Richmond's Construction Standards.
- C. **Permits:** A Driveway Permit shall be required for all driveway cuts onto public streets. The Engineering Department reviews and issues the driveway permit in the City of Richmond and shall be issued prior to the receipt of an Improvement Location Permit.
1. *State and Federal Highways:* An Indiana Department of Transportation permit shall be required as a prerequisite to the Driveway Permit for all driveway cuts onto State or Federal highways.
  2. *County Roads:* Streets located outside the corporate limits of Richmond shall first get approval for driveway cuts from the Wayne County Planning and Zoning department.
- D. **Measurement Rules:**
1. *Between Driveway and Street Intersection:* The distance between a driveway and a street intersection shall be determined by measuring from the edge of pavement of the driveway to the nearest right-of-way line of the street that is parallel or mostly parallel to the driveway. This measurement shall be taken at the right-of-way line of the street to which the driveway gains access.
  2. *Between Driveways:* The distance between driveways shall be determined by measuring from the edge of pavement of one (1) driveway to the nearest edge of pavement of the other driveway at the right-of-way line of the street to which the driveways gain access.
  3. *Driveway Width:* The width of a driveway shall be determined by measuring from one (1) edge of the pavement to the other edge of the pavement at the right-of-way line of the street to which the driveway gains access.
- E. **Positioning:**
1. *Alignment:* The centerline of two (2) driveways accessing an arterial or collector street from opposite sides of the street shall align with each another, or shall meet the applicable driveway separation requirements.
  2. *Clear Vision of Driveways:* All driveways shall be located to reasonably prevent collisions with intersecting traffic.
    - a. Driveways gaining access to streets with a posted speed limit of thirty miles per hour (30 MPH) or less shall be located such that they are visible by a driver for at least sixty (60) feet after cresting a hill, rounding a curve, or passing any other physical barriers that prevent clear vision.
    - b. Driveways gaining access to streets with a posted speed limit of thirty-five miles per hour (35 MPH) to forty-five miles per hour (45 MPH) shall be located such that they are visible by a driver for at least 120 feet after cresting a hill, rounding a curve, or passing any other physical barriers that prevent clear vision.
    - c. Driveways gaining access to streets with a posted speed limit of fifty miles per hour (50 MPH) or higher shall be located such that they are visible by a driver for at least 200 feet after cresting a hill, rounding a curve, or passing any other physical barriers that prevent clear vision.

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3. *Additional Separation:* Either the Zoning Administrator or the Engineer may deny a proposed driveway location or require additional separation due to other safety concerns, including, but not limited to, width of the public street, condition of the public street, lack of shoulder, natural or man-made hazards, adverse shadowing from natural or man-made features, and adverse drainage on or around the public street.
- F. Discretion: The Zoning Administrator, Engineer, or Technical Review Committee may determine if public improvements such as acceleration lanes, deceleration lanes, passing blisters, wider shoulders or approaches, frontage streets, or other improvements are necessary. See *Public Improvement Standards*.

## 5.20 DW-02: Agricultural Driveway Standards

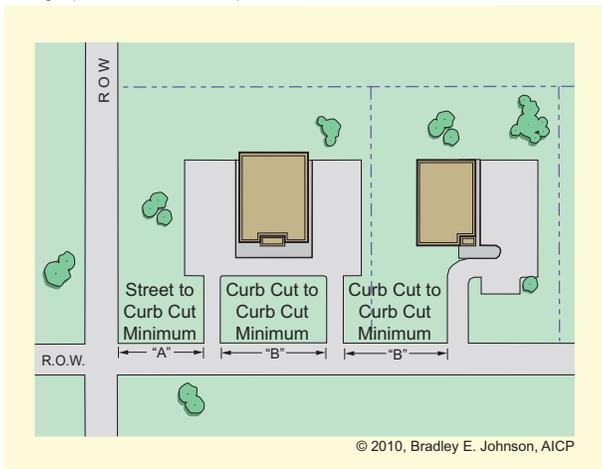
This Driveway Standards section applies to the following zoning districts:



The following standards apply:

A. Separation:

1. *From Street Intersection:* A driveway shall not be permitted to be installed within 100 feet of any intersecting street (see “A” below).
2. *From Another Driveway:* A driveway shall not be permitted to be installed within sixty (60) feet of another driveway (see “B” below).



- B. Width: A driveway shall not exceed thirty (30) feet in width.
- C. Materials: Asphalt, concrete, pavers, other durable paving materials, or gravel shall be acceptable driveway surface materials.
- D. Setback: All driveways shall be setback at least ten (10) feet from side property lines.

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## 5.21 DW-03: Residential Driveway Standards

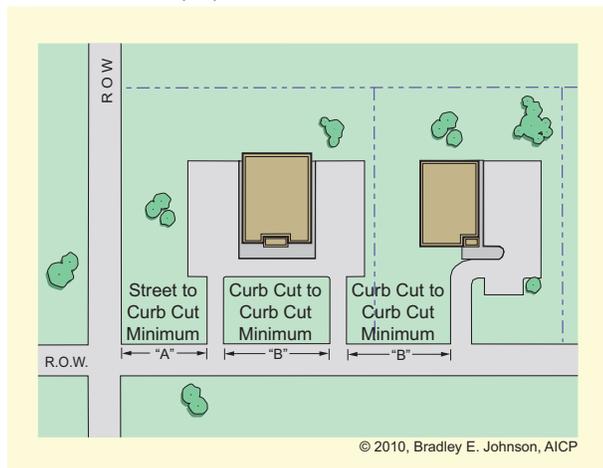
This Driveway Standards section applies to the following zoning districts:



The following standards apply:

### A. Separation:

1. *From a Street Intersection:* A driveway shall not be permitted to be installed:
  - a. Within 150 feet of any intersecting street if access is along an arterial or collector street.
  - b. Within 100 feet of any intersecting street if access is along a local street.
  - c. If the lot is not large enough to achieve the required separation, then the driveway shall be installed at the location farthest from the intersection.
2. *Between Driveways:* Unless a shared driveway is established, two (2) or more driveways shall not be permitted to be installed:
  - a. Within 100 feet of each another if access is along an arterial or collector street (see “B” below).
  - b. Within sixteen (16) feet of one another if access is along a local street (see “B” below).



- B. **Width:** A driveway shall be at least nine (9) feet wide, but shall not exceed ten (10) feet per lane and twenty (20) feet overall.
- C. **Materials:** Driveways shall consist of asphalt, concrete, pavers, or other durable paving material approved by the Zoning Administrator unless located within the extra-territorial jurisdiction of the City of Richmond, where gravel shall be an acceptable driveway surface materials.
- D. **Setback:** Driveways shall be setback at least three (3) feet from side property lines unless a shared driveway is established.
- E. **Shared Driveway:**
  1. *Easement Required:* Shared driveways shall be permitted, but they shall be placed in a shared driveway easement per [Section 7.06: Easement Standards](#) or other legal mechanism but the lot shall have the required frontage per [Section 5.53: Lot Standards](#).
  2. *Width:* Shared driveways shall not exceed twenty (20) feet in width.

## 5.22 DW-04: Non-residential Driveway Standards

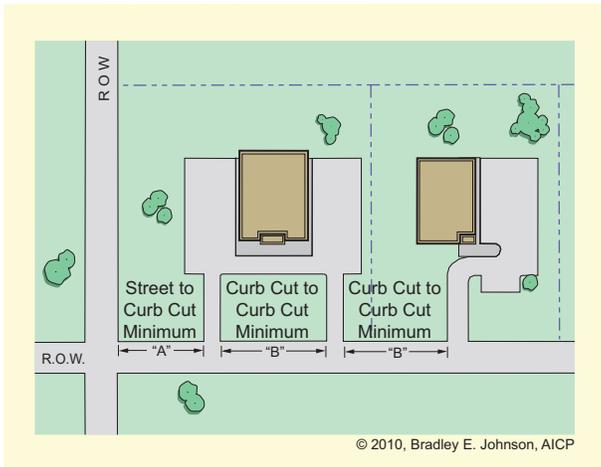
This Driveway Standards section applies to the following zoning districts:



The following standards apply:

### A. Separation:

1. *From a Street Intersection*: A driveway shall not be permitted to be installed:
  - a. Within 150 feet of any intersecting street if access is along an arterial or collector street (see “A” below).
  - b. Within 100 feet of any intersecting street if access is along a local street (see “A” below).
  - c. If the lot is not large enough to achieve the required separation, then the driveway shall be installed at the location farthest from the intersection.
  - d. Under no circumstances shall a driveway be permitted within sixty (60) feet of any street intersection.
2. *Between Driveways*: Two (2) or more driveways shall not be permitted to be installed:
  - a. Within 100 feet of one another if access is along an arterial or collector street (see “B” below).
  - b. Within forty-five (45) feet of one another if access is along a local street (see “B” below).



- B. Width: A driveway shall be at least nine (9) feet wide, but shall not exceed ten (10) feet per lane and thirty (30) feet in overall width.
- C. Materials: Driveways shall consist of asphalt, concrete, or other non-porous material approved by the Zoning Administrator.
- D. Setback: Driveways shall be setback at least ten (10) feet from side property lines, except when [Section: 5.22\(A\)\(1\)\(c\)](#) applies.
- E. Curbs: When curbs are established along the subject property, the curb shall be extended to the property line from the edge of pavement for all driveways, following the edge of the driveway.