



DRIVEWAY REQUIREMENTS FOR NEW SINGLE FAMILY RESIDENCES

- A driveway permit shall be required. No person shall begin work on the construction, alteration, repair or removal of any driveway or the paving of any parking strip on and/or adjacent to any street, alley or other public place in the City without first obtaining a permit from the City.
- No City Utilities (water line/meter, sewer cleanout) shall be placed within any driveway without review and approval by the City Utilities Supervisor.
- All driveways must meet the following minimum requirements:
 - **APPROACH:** Two inches of crushed surfacing at 5/8" minus with **three** inches of asphalt; approach is from the edge of the road to the property line.
 - **DRIVEWAY:** Two inches of crushed surfacing at 5/8" minus with **four** inches of asphalt or concrete cement.
- Grade breaks, including the tie to the roadway, shall be constructed as smooth vertical curves. The maximum change in driveway grade shall be 8% within any 10 (ten) feet of distance on a crest and 12% within any 10 (10) feet of distance on a sag vertical curve. The grades of all driveway approaches are to be approved by the City.
- The angle between any driveway and the street shall not be less than 45°.
- The two edges of each driveway shall be parallel.
- Every driveway must provide access to a garage, carport, parking apron or other structure on private property requiring the entrance of vehicles. No public curb shall be cut unless a driveway is installed.
- Maintenance of driveway approaches shall be the responsibility of the owners whose property they serve.

Driveway Location

- No driveway shall be located as to create a hazard to pedestrians, bicyclists or motorists or to invite or compel illegal or unsafe traffic movements.
- No driveway shall be constructed in such a manner as to be a hazard to any existing street lighting standard, utility pole or traffic regulating device, or to any fire hydrant. The cost of relocating any such street structure, when necessary to do so, shall be paid by the abutting property owner. The relocation of any street structure shall be allowed with the specific written approval of the owner of the structure involved.
- Driveway approach to City streets are to be paved.

Driveway Size and Number

- Except as otherwise provided, the width of any residential driveway shall not exceed 24 feet (exclusive of the radii of the returns). The City Engineer may authorize additional residential driveway widths for 3 (three) car garages or for access driveways necessary for off-street parking or recreational vehicles.
- The width of any driveway shall not be less than 12 feet, exclusive of the radii of the returns.
- The total width of all driveways for any one ownership on a street shall not exceed 30% of that ownership along the street.

- Any driveway which has become abandoned or unused through a change of the conditions from which it was originally intended or for which any other reason has become unnecessary, shall be closed and the owner shall replace any such driveway curb-cut with a standard curb according to the City's standards.
- Driveways exceeding 150 feet shall be approved by the Building and Fire Departments prior to approval of any building permits.
- There shall not be more than two (2) driveways on one street for any one ownership; each sufficient in itself to meet the requirements of off-street parking as required by the zoning ordinance.

Driveway Slopes

- Driveway slopes or grades shall not exceed 12% unless otherwise authorized/approved by the City Engineer in writing.

PRIVATE DRIVEWAY MAXIMUM WIDTHS

PROPERTY FRONTAGE

MAXIMUM DRIVEWAY WIDTH

Less than 16 feet
 16' to 30'
 30' to 50'
 50' to 75'
 75' to 1,000'

8 feet
 8' or 30% of frontage
 12' or 30% of frontage
 22 feet
 24 feet

Unless a driveway is being constructed as shown and approved under a valid building permit, the City of Black Diamond shall require that a permit application and site plan be submitted to the Building Department for review of driveway, zoning and storm water requirements.