

**CHAPTER 9.05**

**DRIVEWAY AND DRIVEWAY APPROACHES**

**Sections:**

- 9.05.01 General Driveway and Driveway Approach Standards
- 9.05.02 Construction Standards for Driveways & Driveway Approaches
- 9.05.03 Driveway Approaches Adjoining Street with Curb and Gutter
- 9.05.04 Inspection of Driveways and Driveway Approaches
- 9.05.05 Enforcement

**9.05.01 General Driveway and Driveway Approach Standards**

- A. Access to property shall be allowed only by means of a driveway, and no other portion of the lot frontage shall be used for ingress or egress. At least one driveway shall be permitted for any lot.
- B. Driveways shall be designed to minimize interference with through street traffic, and shall be subject to site plan approval. The types of vehicles that a driveway approach is intended to serve shall be a prime factor in determining the acceptable radii of driveway approach.
- C. Driveways on corner lots shall be located as far away from the intersection as possible. In no case shall a driveway be installed closer than thirty (30) feet to the beginning of the street intersection curb radius, unless otherwise approved by the city.
- D. Driveways for residential lots with front entry garages should be the same width as the garage served plus two (2) feet. Driveways shall be a minimum of ten (10) feet wide with the maximum width not exceeding one-half ( $\frac{1}{2}$ ) the lot width, unless approved by the city.
- E. Except in A-1 (agricultural) and R-E (residential estates) zoning districts, all driveways shall be paved from the property line and/or master street plan right-of-way with asphalt, concrete, brick or stone pavers or other solid surface and shall extend a minimum of twenty (20) feet into the property unless no parking or vehicle access is provided between the property line and the structure.
- F. Driveways shall be graded to cause surface water to be diverted into appropriate drainage structures and not diverted to neighboring properties.

- G. The driveway approach is the area between the sidewalk and the flow-line of the gutter, and shall slope up to the elevation of the sidewalk or match the top of curb elevation if sidewalk is not present.
- H. The driveway approach shall extend to the sidewalk or property line and/or master street plan right-of-way (whichever applies) from the paved street and shall be paved with concrete as specified herein.. EXCEPTION - Where a city street is not constructed of concrete or asphalt pavement then this requirement shall not apply.
- I. Driveway approaches shall be the same width as the connecting driveway plus a minimum one (1) foot wing on each side at curb cut. Commercial driveways and driveway approaches shall be as approved by planning commission. SEE ILLUSTRATION 9.05.01(A).
- J. If an unpaved driveway approach is not maintained with adequate gravel, grasses, or other plants and/or landscaping materials to keep the area from becoming rutted, muddy and/or soil from being blown or washed away and is identified as a violation of this provision, such driveway approach shall be remedied by the property owner. (Ord. 2010-19, Sec 1)

#### **9.05.02 Construction Standards for Driveways & Driveway Approaches**

- A. Concrete driveways and approaches shall be constructed of Portland cement concrete having a minimum 28 day compressive strength of 3,000 psi.
- B. The concrete shall be a minimum 4” thick for residential and 6” thick for commercial.
- C. Concrete driveways and approaches, and the portion of the driveway where the sidewalk crosses, shall be constructed on a minimum of four (4) inches of compacted Class 7 base over compacted sub-grade which is free from dust pockets, ruts and other defects.
- D. Expansion joints shall be made of fiberboard or material approved by city. TREATED LUMBER SHALL NOT BE USED. Expansion joints shall be 25 feet apart at maximum for concrete driveways.
- E. Concrete driveways and approaches shall have a surface finish of the owner’s choosing, (stamped, stained, smooth, broom, etc.). EXCEPTION – Where a sidewalk continues through a concrete driveway approach then that portion of the designated sidewalk shall be a smooth finish. SEE sidewalk specifications for design criteria Chapter 9.03. (Ord. No. 2010-19, Sec. 2)

**9.05.03 Driveway Approaches Adjoining Street with Curb and Gutter**

- A. Existing curb shall be removed for the full width of the driveway approach.
- B. All concrete to be removed shall be saw-cut.
- C. Horizontal curb cutting along the flow-line of the gutter is allowed.
- D. If no horizontal curb cut is made, complete curb and gutter removal is required.
- E. Broken edges of saw-cuts caused by demolition require a new saw-cut.
- F. The city official may grant variations where strict enforcement would be impractical due to circumstances unique to the individual property under consideration. (Ord. No. 2010-19, Sec. 3)

**9.05.04 Inspection of Driveways and Driveway Approaches**

When probable cause exists that these specifications and standards are not being met, the Code Enforcement Officer, or designee, may require further testing to insure compliance. Engineering or third party testing approved by the Code Enforcement Officer, or designee, may be required to insure compliance. Cost of testing including consulting engineer's fees shall be the responsibility of the owner.

Sub-grade and form work for sidewalks for developments other than single family residential shall be inspected by the Code Enforcement Officer, or designee, prior to pouring concrete. Contractor shall notify the city at least twenty-four (24) hours in advance of pouring concrete to allow for inspection. (Ord. No. 2010-19, Sec. 4)

**9.05.05 Enforcement**

It shall be the duty of the Code Enforcement Officer, or designee, to insure compliance with and enforce the provisions of this chapter. In order to carry out these duties and responsibilities, the Code Enforcement Officer, or designee, is hereby granted the authority to enter upon all premises and improvements located thereon within the planning area of the city of Centerton, Arkansas. If the Code Enforcement Officer, or designee, when performing the duties herein established, determines that any work methods, materials and/or standards do not comply with the provisions of this chapter, he shall notify in writing the person or contractor performing such work, and the developer or owner of non-compliance. The Code Enforcement Officer, or designee, will also notify in writing the Building Official of non-compliance and the Building Official shall not issue a certificate of occupancy for the subject property until the non-compliance is corrected and approved by the Code Enforcement Officer, or designee." (Ord. No. 2010-19, Sec. 5)

ILLUSTRATION 09.05.01(A) - DRIVEWAY APPROACH EXAMPLE

