

STANDARDS-EASEMENTS OF ACCESS TO TWO OR MORE RESIDENCES

A. Standards

1. Driveway Permit Required: This would involve permit for construction of driveway in addition to driveway approach permit already required. Driveway construction permit needed only for driveways to serve 2 or more homes.
2. Number of residences to be served from driveway:
 - 1 Residence: no permit needed except for driveway approach permit.
 - 2-5 Residences: Driveway and driveway approach permit needed. Special standards for driveway.
 - 6 or more Residences: Construct to street standards. Normally require dedicated public street.
3. Special Driveway Standards to Serve 2-5 Residences:
 - a. Width of easement: 20 feet.
 - b. Width of driveway: 12 feet for two residences; 16 feet for 3-5 residences.
 - c. No parking permitted on driveway.
 - d. No curbs or walks required along driveway.
 - e. Driveway shall be paved to City Street Design Standard for driveways for the portion of the driveway that serves 2 or more residences.
 - f. Make provisions for drainage to be approved by City Engineer.
 - g. Maximum driveway length: 500 feet, not including the turn-around; if variance on length is approved, one 12' X 40' turnout required.
 - h. Turn around at end of driveway required, when roadway exceeds 150 feet in length and serving more than two residences.
 1. If cul-de-sac, radius of 35 feet, with a level, circular, paved surface; or
 2. A level, hammerhead-configured, paved surface with each leg of the hammerhead having a minimum depth of 40 feet and a minimum width of 20 feet.
 - i. Desirable limits for grades – 12 per cent.
 - j. Turning radius on roads shall be 29' or more on inside curves and 45' or more on outside curves.
4. Make provision for easement between all parties involved, easement to be recorded with the deed, and submitted to the City as a part of permanent record.
5. Make provision for maintenance agreement between all parties involved.
6. Unobstructed vertical clearance for road, for height of 13 feet, 6 inches.
7. No vehicular obstruction within a 20-foot wide vehicular access corridor, including trees, fences, landscaping, or structures.

8. Flag lot limited to providing access to one residential structure serving no more than two dwelling units, except for medical hardship mobile home as second residential structure.
9. Driveway shall be located a minimum of 30 feet from a street intersection.
10. If driveway serves more than 2 residences, the street shall be named with the name to be approved by the Planning Commission. Addresses shall be issued off the named driveway.

B. Procedure:

1. Driveway permit to be approved by Planning Commission, after public hearing or public meeting.
2. City Engineer and Lyons Rural Fire Protection District to review proposal and plans prior to meeting and will make recommendation to Planning Commission.
3. After approval, road to be constructed prior to issuance of any building permits for construction.
4. Any documentation, such as development of easement or maintenance agreement also to occur prior to building permit issuance.