

# GENERAL PLAN CONDITIONS

## Residential Projects

*This handout does not list all possible conditions / code requirements that may apply to your project. A list of project-specific plan conditions is provided upon permit issuance.*

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### DRAINAGE EASEMENT | ENGINEERING:

No property owner may construct, maintain or allow any natural or non-natural structures or vegetative barriers (including but not limited to trees, shrubbery, berms, fences, walls or pole signs) within any drainage easement dedicated, purchased or otherwise granted to the public which the City Engineer finds obstructs, impedes, or otherwise interferes with the drainage of stormwater. Drainage easements shall not be filled or otherwise physically altered without the written approval of the City Engineer.

### DRIVEWAY WIDTH IN CUL-DE-SAC | ENGINEERING:

Driveways fronting on cul-de-sacs or similar "eyebrow half street circles" may be constructed up to thirty (30) feet in width regardless of the lot width at the property line as long as the driveway maintains a separation from any adjoining interior property line of at least five feet (5) at the front property line and no portion of the driveway shall encroach upon the frontage of an adjacent property.

### DRIVEWAY WING / RADIUS | ENGINEERING:

All residential driveways shall have a return radius of at least 5 feet 6 inches on both sides. Regardless of the driveway width utilized, the driveway return radius shall not extend past the property line, unless written consent is obtained from the owner of the adjacent lot upon which the radius encroachment will occur.

### DRIVEWAY - RIGHT ANGLE TO STREET | ENGINEERING:

All driveway approaches shall be constructed at right angles to the street.

### MAXIMUM DRIVEWAY WIDTHS | ENGINEERING:

Maximum driveway widths shall be as follows:

- a. For lots 50 feet in width or less the maximum width shall be twenty (20) feet.,
- b. For lots greater than 50 feet in width up to 60 feet in width the maximum width shall be 24 feet.,
- c. For lots greater than 60 feet in width up to 74 feet in width the maximum width shall be thirty (30) feet,
- d. For lots greater than 75 feet in width with a two car garage or carport thirty (30) feet,
- e. Maximum driveway widths for lots with greater than 75 ft. of street frontage with a three car garage or carport thirty-six (36) feet. Driveways serving attached single-family dwelling or duplexes with adjoining two-car garages may be constructed up to forty-eight (48) feet wide.

### MULTIPLE DRIVEWAY APPROACHES | ENGINEERING:

For single and two-family dwelling units, only one driveway approach per dwelling will be permitted unless the property meets the criteria for a circular driveway. One additional driveway approach for a property may be granted on residential streets when a site plan and written request indicating the

justification for such additional drive is submitted and such request is approved by the City Engineer or designated representative. A residential lot requesting two curb openings for multiple driveway approaches shall maintain a minimum of thirty-three (33) feet between approaches as measured at the property line and twenty-two (22) feet between wings or radii as measured at the curb. A residential lot (utilizing a circle drive) with two curb openings shall not exceed an aggregate total driveway width at the property line of forty (40) feet with no single driveway width to exceed the maximum width otherwise allowed by the lot width. On a residential lot where an additional driveway is requested, the second access driveway may not exceed 24 feet in width regardless of lot width.

#### ROW LICENSING | ENGINEERING:

No person shall engage in the work of constructing, reconstructing or rebuilding sidewalks, driveways, curbing, guttering or other concrete work in the streets, alleys or other public grounds in the city unless such person has been validly registered with the city.

#### SIDEWALKS ARE REQUIRED | ENGINEERING:

Sidewalks shall be included within the dedicated non-pavement right-of-way on both sides of all streets except cul-de-sacs. No sidewalks shall be required on cul-de-sac provided the six hundred (600) foot maximum length requirement has not been varied. The developer will be required to construct the sidewalk prior to the issuance of an occupancy permit for any building or post a performance bond to insure construction. Sidewalks shall be built in the public right-of-way with the inside edge approximately one (1) foot outside the property line unless an exception is approved by the city engineer due to topography, the presence of trees or other obstructions or to match an existing curbside sidewalk. Sidewalks shall be constructed in accordance with city design standards and specifications.

#### SITE DRAINAGE | ENGINEERING:

All roofs, paved areas, yards, courts, and courtyards shall be drained away from adjoining property and into a separate storm sewer system, or into a combined sewer system where a separate storm sewer system is not available, or to some other place of disposal satisfactory to the Authority Having Jurisdiction such as but not limited to public streets and/or public drainage easements. In the case of one- and two-family dwellings, storm water may be discharged on flat areas such as streets or lawns so long as the storm water shall flow away from the building and shall not create a nuisance.

#### UTILITY EASEMENT | ENGINEERING:

No building or structure, nor any addition thereto, shall be constructed or placed within any platted or recorded public easement, unless expressly authorized by the board of commissioners. Prior to granting such authorization, the city shall consult with public utilities whose lines may be affected. In granting such authorization, the board of commissioners may impose conditions necessary to protect any existing. A property owner may place buildings or structures not requiring a building permit and fences, trees, shrubs and other nonstructural improvements within a utility easement at his or her own risk (i.e., removal, relocation, or replacement) without special authorization provided required permits have been obtained.