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Your Local Road Professionals

COMMERCIAL DRIVEWAYS

Definition:

Any driveway providing access to land which is used for industrial or commercial purposes. The intent of designating a use as industrial and commercial is to define those uses which induce heavier traffic flow than residential use and to provide for wider access and more durable surfaces to handle heavier traffic. In the event of a dispute over whether or not a specific use will be designated commercial or not the Board of County Road Commissioners will make the final determination and will base their decision on this intent.

Width:

1. All commercial driveways will have a **minimum width of 30 feet and a maximum width of 50 feet**, measured at right-angles to the centerline of the driveway at the right-of-way line. Increased width to accommodate large commercial and industrial sites will be permitted at the discretion of the county highway engineer.
2. All commercial driveways will meet the traveled way with a curve with a minimum radius of 30 feet.

Location:

1. No portion of a commercial driveway, including the curve which meets the traveled way, will extend beyond the property line of an adjoining parcel of property extended at right-angles to the centerline of the right-of-way from the point where the property line meets the right-of-way line, except with written permission from the adjacent property owner.
2. No portion of a commercial driveway, including the curve which meets the traveled way, will be located closer than 50 feet to the nearest right-of-way line of an intersecting road or street.
3. No portion of two commercial driveways, including the curve meeting the traveled way, serving the same property, will be located closer than 50 feet, measured parallel to the centerline of the road.
4. No driveway will be allowed when the sight distance of approaching vehicles is less than the safe stopping distance.
5. If a parcel has access to a private road as well as an existing county road **the driveway will not be permitted** on the existing county road

Angled Driveways:

When the property owner wishes to construct a commercial driveway at other than 90° to the centerline of the roadway to facilitate ingress and egress of traffic, the near driveway on the right as approaching will not have less than 45° angle with the centerline of the road and the far driveway on the right as approaching will not have less than 60° angle with the centerline.

Joint Driveways:

When both property owners abutting a common property line agree, they may construct a joint commercial driveway which will meet the same rules regarding WIDTH as all other commercial driveways and all rules regarding LOCATION of commercial driveways except that pertaining to location in regard to property lines.

Surface:

The surface shall be equal to or better than the following:

3" Hot Mix Asphalt

6 inch compacted processed 23A road gravel

General:

1. Whenever there is an existing ditch or the Board of County Road Commissioners or its agents install a ditch prior to the construction of any tube or driveway, the county highway engineer will determine whether or not a culvert is required and if so the size (diameter) and length of the culvert required, and the property owner shall furnish and install the culvert so determined.
2. Culverts will be installed in line with and on the same grade as the road ditch.
3. No culvert of less than a 12" diameter may be installed.
4. All culverts will be concrete pipe or corrugated metal pipe.
5. If the property owner wishes to use alternate materials the county highway engineer will determine whether the materials are equal to or better than those above before purchasing or installing.
6. Concrete approaches are not recommended but if installed must be below the level of the road surface. The edge of the radius will be level with the gravel shoulder or will have asphalt approaches up to it.
7. Slope driveway approach away from pavement at 1/2"/ft. for 12 feet.
8. The Board of County Road Commissioners does not have jurisdiction over the use or arrangement of buildings and facilities on private property. However, it will not issue permits for parking on the right-of-way at right-angles to a building off the right-of-way nor will it issue permits for the stopping of vehicles on the right-of-way at a gasoline service station pump. Therefor, it is recommended that the property owner place any building to which he wishes to park at right-angles at least 30 feet from the right-of-way line and to place gasoline pump islands at least 14 feet from the right-of-way line.

Special Cases:

In cases where the property owner wishes to fill an island area between two drives in order to landscape, the county highway engineer will recommend what special structures are required (i.e., additional paved lanes, catch basins, curbs, etc.) And final approval will rest with the Board of County Road Commissioners.

Fees

There will be a fee of fifty dollars (**\$50.00**) for all commercial permits.

Adopted at the regular meeting, at which time a hearing was held, on September 24, 1992, in accordance with Act 212, of the Acts of 1980. Revised 9/10/98. Revised 08/09/00. Revised 02/27/02. **Revised 02/08/06.**