



Community Development
Department

DRIVEWAYS & SIDEWALKS

9-1-2-1: DRIVEWAYS AND PUBLIC SIDEWALKS; PERMIT REQUIRED:

A permit is required for all work. All applications for permits shall be made to the Community Development Department. If a contractor is used, they must be registered by the Village.

Whenever any person shall obtain a permit for opening the curb, constructing a driveway or sidewalk, he shall, within ninety (90) days of the start of construction, complete the construction.

11-9-3-1: LOCATION ON LOT:

Driveways and off street parking shall be permitted in the front yard or corner side yard in residential districts. Off-street parking which is open to the sky shall not occupy more than 45% of the required front yard (see Diagram 1).

In no instance may both a corner side yard and a front yard be utilized for open off-street parking. In residential districts, the required parking spaces may be located in the front yard providing that they are in the driveway area of the lot.

Open off-street parking shall be permitted in the required rear yard except that said parking along with other impervious surfaces and structures shall not occupy more than 35% of the required rear yard.

No residential zoning lot shall have more than one curb cut for the purpose of accessing said lot.

Driveways shall be located a minimum of one foot (1') from the **side** property line and the resulting setback from said property line must include 50% live landscaping **over the entire setback area**.

Maximum driveway widths shall be as follows (see Example in Diagram 2):

Garage Size	Max Driveway Width
No garage	18 feet
1 Car	18 feet
2 Car	25 feet
3 Car or larger	30 feet

Inspections Required

The following inspections are required:

1. **Site Check** (before the permit can be issued an inspection to verify the location and plans meet the village codes.)
2. **Pre-pour** (check the location, size and depth of the base before the asphalt or concrete is installed. Mesh shall be in place for inspection.)
3. **Final Inspection** (verify the driveway has been built in accordance with the approved plans.)

STANDARDS OF CONSTRUCTION:

*Please note that these specifications are general and **not** comprehensive. Additional changes or suggestions may be made by the inspectors at the time of the site check to ensure that all construction is performed to code.*

11-9-3-3: SURFACINGSingle-Family and Two-Family Dwellings

Off-street parking areas and access drives accessory to single-family and two-family dwellings shall be paved or otherwise surfaced with asphalt, concrete, brick pavers or other materials approved by the Community Development Director. Gravel is not acceptable. That portion of the driveway connecting from the **curb line to the property line** shall be paved with concrete and scored in accordance with Village Standards. Entire driveway must match width of apron at the sidewalk (See Diagram 3).

10-4-2(C): Construction

The slope of the driveway shall be away from the house and toward the street where possible. The driveway shall not be raised if it will cause a drainage problem for the surrounding property.

No driveway shall be constructed or graded as to leave a step, sharp depression or other obstruction in the sidewalk. The grade shall be as nearly as possible the same as that of the adjoining sidewalk. It shall be unlawful to have the surface finish of any driveway, where the same crosses the sidewalk, constructed of such materials as to render it slippery or hazardous to pedestrians.

All driveway approaches shall not be less than nine feet (9') flared to twelve feet (12') at the curb nor more than twenty-one (21') flared to twenty-five feet (25') wide at the curb. Twenty-five feet (25') flared to twenty-nine feet (29') wide at the curb can be used for three car garages only.

Material Specifications:

- Concrete driveways shall be constructed of Portland cement concrete, six (6) bag mix; Slump shall be not less than two inches (2") or more than four inches (4"). They shall be four inches (4") in depth, with four inches (4") granular base, reinforced with No. ten (10), six inch by six inch (6" X 6") steel mesh, with all approaches at a minimum five inches (5") thick.
- Portland cement concrete for all public sidewalks and driveways shall have minimum twenty eight (28) day compression strength of three thousand five hundred (3,500) P.S.I. and shall contain not be less than four percent (4%) nor more than seven percent (7%) entrained air. Scored control joints are required, in sections no larger than ten feet by ten feet (10' x 10'), to control cracking
- Asphalt driveways are to be constructed of No. nine (9) crushed stone having a thickness of not less than four inches (4") and surfaced with at least two and one-half inches (2½") of bituminous concrete, Class "1".
- Brick pavers shall be installed on a minimum four inch (4") base of No. nine (9) crushed stone or per manufacture specifications.

Please note: Driveway, public walk, apron and curb shall be separate pours. If the curb and gutter are not replaced to the specifications of the Village, the Village shall have the right to complete the work at the expense of the owner of the property.

All cement driveways shall not be poured between November 15th and April 15th. A parking permit is required to park on the street overnight while the driveway is being altered. Contact the Police Department for parking permit requirements. Suitable lighted barricades are required to prevent injury to any person or vehicle that may go near the excavation.

Dissimilar materials are not allowed on residential driveways, except that eighteen inch (18”) wide (maximum) brick paver ‘ribbons’ may be installed adjacent to a concrete or asphalt driveway on private property. ‘Ribbon’ shall be included as part of the maximum allowable width. Asphalt placed over an existing concrete driveway may only be allowed with prior written approval from the Director of Community Development.

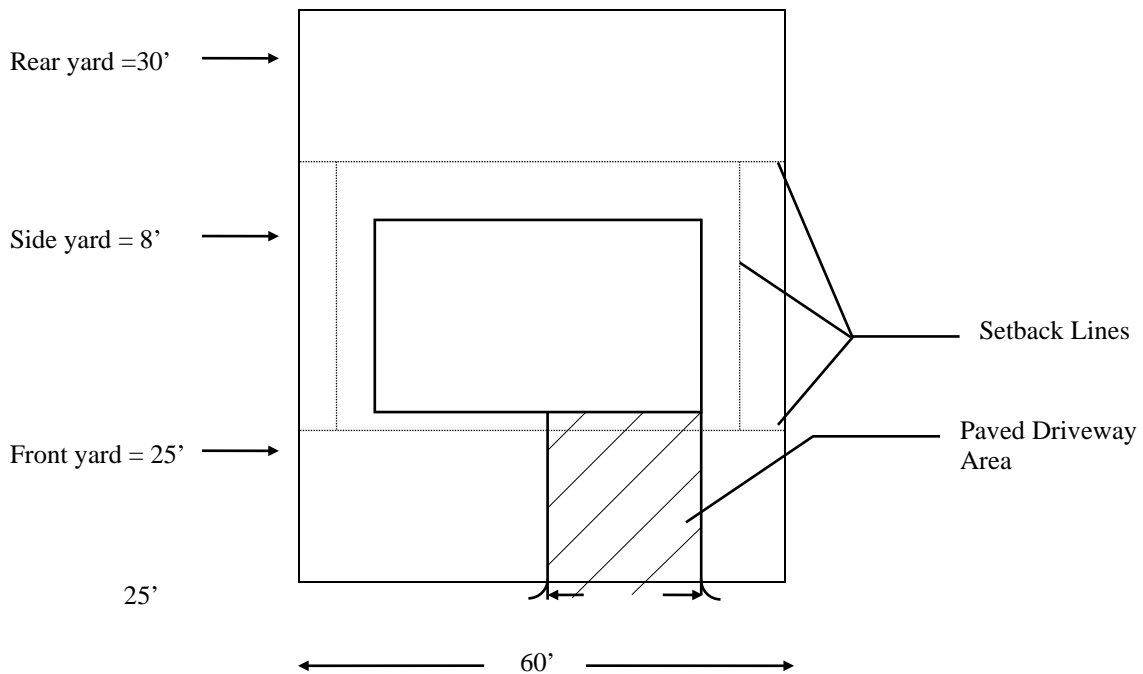
Commercial and industrial parking lots shall be constructed of No. nine (9) crushed stones having a thickness of not less than eight inches (8”) and surfaced with at least two and one-half inches (2½”) of bituminous Class "1".

10-4-2: REPAIRS AND EXCAVATIONS; BARRICADES

Any person making any repairs to any street, curb, sidewalk or driveway or making any excavations in or adjacent to any street, curb, sidewalk or driveway shall maintain suitable barricades to prevent injury to any person by reason of such work or excavation. All such barricades shall be lighted at night.

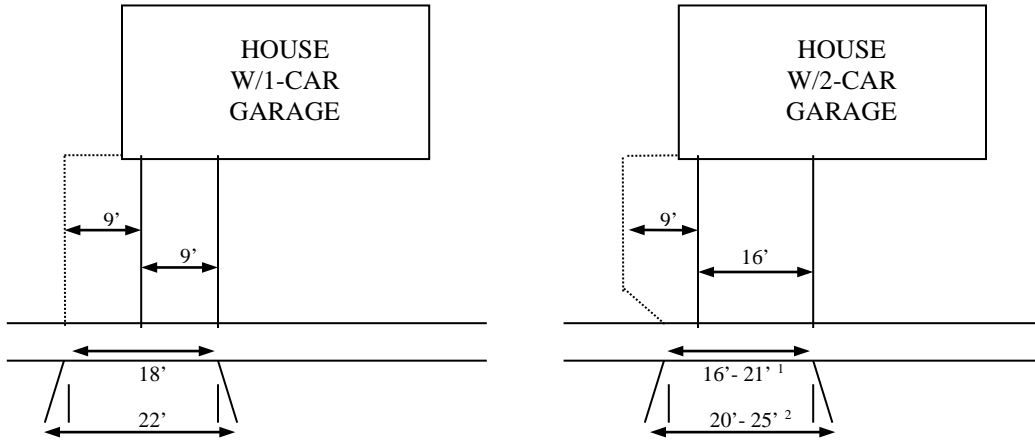
All openings in sidewalks shall be kept securely covered at all times when not opened for use and such openings shall be properly guarded or barricaded when not in use.

Diagram 1



$$\frac{\text{Paved Driveway Area}}{\text{Front Yard Area}} = \frac{25' \times 25'}{60' \times 25'} = \frac{625 \text{ sf}}{1500 \text{ sf}} = 41.6\%$$

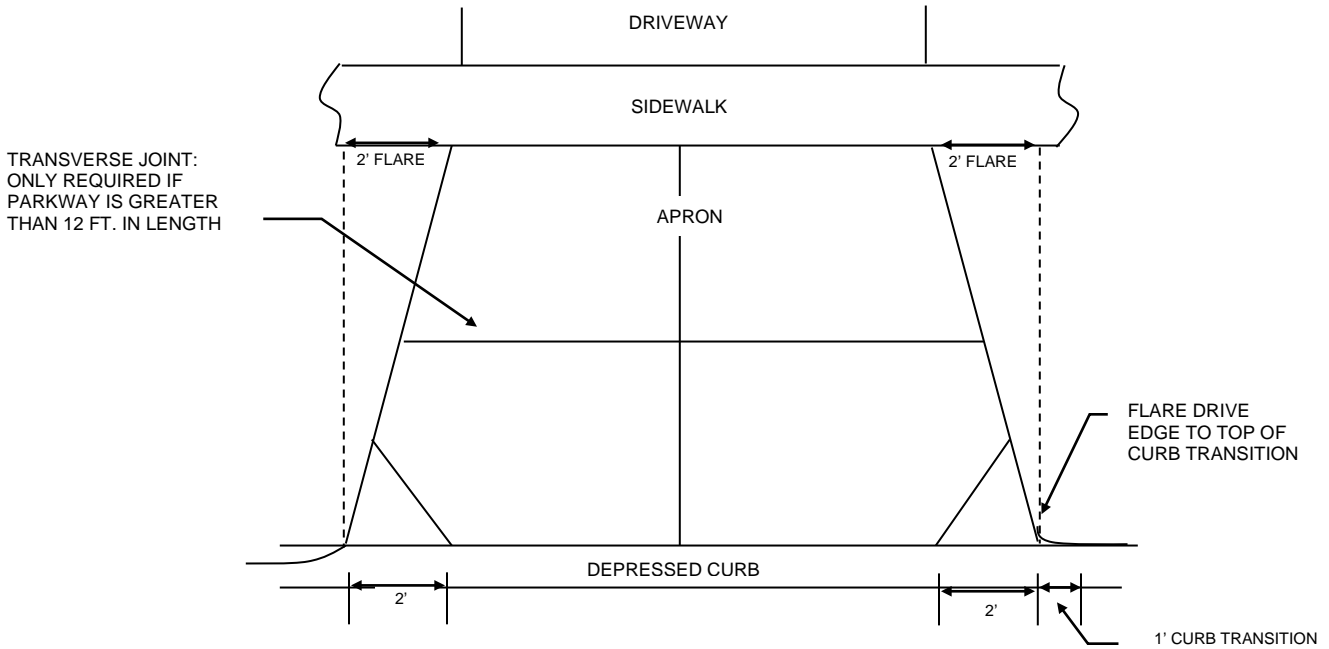
Diagram 2



¹ Sixteen foot (16') minimum to twenty-one foot (21') maximum

² Twenty foot (20') minimum to twenty-five foot (25') maximum

Diagram 3



Revised 04/2021