

Residential Driveway Access

Excerpt from April 27, 2005 Subdivision and Land Development Ordinance, Article 7, Design Standards

733 Lot Access (Other than PennDOT Roadways)

- 733.1 Where direct access to an arterial or collector street cannot be avoided, adequate turnaround space shall be provided behind the right-of-way line.
- 733.2 Driveways or access roads shall intersect streets at right angles, where practicable, and in no case less than seventy-five (75) degrees.
- 733.3 Widths of private access roads or driveways as measured within the public right-of-way shall be in accordance with the following standards:
 - 733.31 All private access roads or driveways intended for one-way use shall have a minimum width of twelve (12) feet and a maximum width of fifteen (15) feet.
 - 733.32 Single family residential driveways intended for two-way use shall have a maximum width of twenty (20) feet.
 - 733.33 Two-way access roads and driveways for multi-family residential and all non-residential uses shall have a minimum width of twenty-four (24) feet and a maximum width of thirty (30) feet.
- 733.4 To provide safe and convenient ingress and egress, access road and driveway entrances shall be constructed as follows:
 - 733.41 Access road entrances for multi-family residential developments, mobile home parks, and all non-residential subdivisions shall be rounded at a minimum radius of ten (10) feet.
 - 733.42 Single family residential driveway entrances shall be rounded at a minimum radius of five (5) feet.
- 733.5 Access road grades and driveway grades shall not exceed twelve (12) percent between the future street right-of-way line and any other point within the confines of the lot area being served.

733.6 The centerline of an access road or driveway, at the point of access to a street, shall not be located closer to the centerline of a street intersection than the following distances, unless the lot is entirely within the prescribed distances (in which case the driveway shall be separated from the intersection by the greatest distance possible).

733.61 For single family dwellings:

733.611 One hundred fifty (150) feet if either intersection street is an arterial street.

733.612 One hundred (100) feet if either street is a collector street.

733.613 Seventy-five (75) feet if both streets are local streets.

733.62 For all other development:

733.621 Three hundred (300) feet if either street is an arterial street.

733.622 Two hundred (200) feet if either street is a collector street.

733.623 One hundred fifty (150) feet if both streets are local streets.

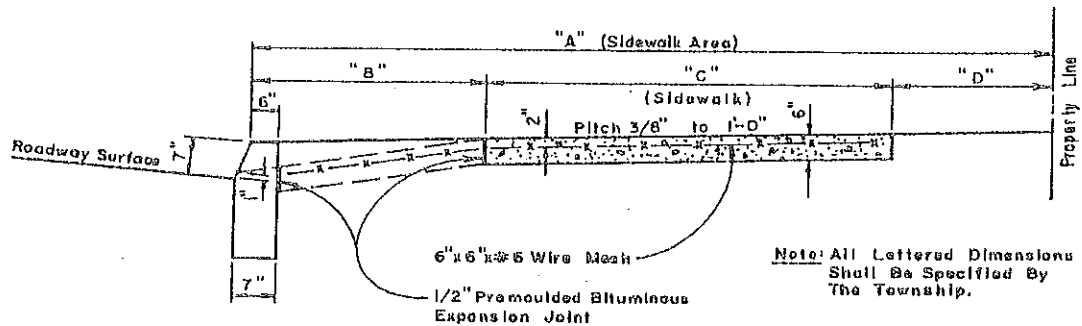
733.7 On corner lots that have frontage on streets of different classifications, the access to such lots shall be from the street of lower classification.

734 Access on PennDOT Roadways

734.1 All lot driveways accessing onto State roadways shall be designed in accordance with Pennsylvania Department of Transportation standards.

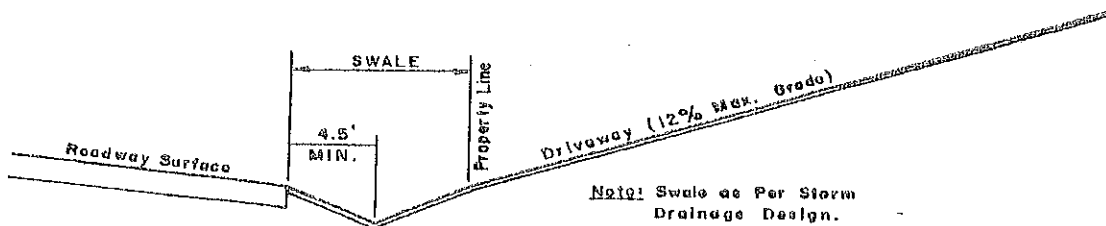
734.2 PennDOT Highway Occupancy Permits will be required for all lot driveways accessing onto State roadways.

DRIVEWAY CROSSOVER DETAILS



STREETS WITH CURB AND SIDEWALK

NO SCALE



STREETS WITH ROADSIDE SWALES

NO SCALE