

1357.01 CONSTRUCTION AND MATERIAL SPECIFICATIONS.

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CODIFIED ORDINANCES OF THE CITY OF SHEFFIELD LAKE, OHIO

CERTIFICATION

ROSTER OF OFFICIALS

ADOPTING ORDINANCE NO. 116-84

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OH

Sheffield Lake

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1357.01 CONSTRUCTION AND MATERIAL SPECIFICATIONS.

CHAPTER 1357 Residential Driveways and Driveway Additions

CHAPTER 1357

Residential Driveways and Driveway Additions

1357.01 Construction and material specifications.

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CROSS REFERENCES

Commercial and industrial drives - see P. & Z. 1173.02

1357.01 CONSTRUCTION AND MATERIAL SPECIFICATIONS.

(a) Driveways shall be installed from the sidewalk line to the front of the garage or to the rear line of the residence building on any land upon which new construction of any type may be undertaken.

(b) All new residential driveways shall be constructed of Portland cement concrete, or asphaltic concrete.

(c) New residential driveways and driveway additions may be constructed of river rock, or material other than as set forth herein, upon the written approval of the Building Inspector and the Director of Public Service (or Superintendent in the absence of the Director of Public Service). Approval of such alternate material shall be based upon a finding that such alternative material will meet or exceed the objectives and standards for the materials described herein.

(d) Driveways shall be a minimum of ten feet in width and shall be a full four inches in thickness. The apron from the sidewalk to the curb line, on paved streets, shall be a full six inches in thickness and shall be of Portland cement concrete, or asphaltic concrete. On unpaved streets the apron shall be five inches of Type 304 aggregate base covered with two inches of Type 404 asphaltic concrete. The apron shall be ten feet in width at the sidewalk line and sixteen feet in width at the curb line. Notwithstanding the foregoing, on an improved street, as determined by the Service Director or Building Inspector with the approval of Council, cement concrete aprons shall be permitted. All new driveway and apron construction shall be in accordance with the specifications as set forth in Exhibit A which is attached hereto and incorporated herein.

(e) The materials to be used and the method of construction shall be in compliance with the most recent edition of the State of Ohio, Department of Transportation Construction and Material Specifications.

(f) Expansion joints of prepared strips of bituminous and fiber or mineral aggregate three-fourths inch thick shall be placed at regular intervals of not more than thirty feet apart and also between the driveway and other structures such as concrete sidewalk which are adjacent to the driveway.

(g) Notwithstanding any other section herein on paved or unpaved streets that do not have storm sewers, no apron, concrete or asphalt shall be constructed until the Director of Public Service or Building Inspector declares that the grade of any open ditch, the elevation of driveway tile, and the location of water lines, if any, are satisfactory for construction of the apron. If such apron is constructed without permission of the Service Director or Building Inspector and it becomes necessary to remove the apron for grading of any open ditch, the resetting of the elevation of driveway tile or the relocation of any water lines and notwithstanding any other penalties that may be assessed against the property owner or installer of the driveway tile for violating any other ordinances or resolutions of the City, the City shall have no responsibility and shall not in any way

be chargeable with the cost whether direct or indirect for the replacement of or the removal of such apron.

(Ord. 23-21. Passed 5-25-21.)

1357.02 SETBACKS AND PERCENTAGE OF LOT COVERAGE.

(a) Driveways and driveway additions as set forth herein shall not be considered "structures" for the purpose of calculating the required residential side and rear yard setbacks.

(b) Driveways and driveway additions shall be counted toward the calculation of maximum allowable percentage of lot coverage.

(Ord. 23-21. Passed 5-25-21.)

1357.03 EXISTING GRAVEL DRIVEWAYS AND NEW GRAVEL DRIVEWAY ADDITIONS.

(a) Existing gravel driveways and new gravel driveway additions shall comply with the following regulations:

- (1) A minimum 4"x4" border on both sides composed of wood, brick or other solid material
- (2) A minimum of at least a 4" depth of #57 limestone aggregate or larger
- (3) Be maintained free from weeds, grass or other vegetation
- (4) Shall be installed over an approved vapor barrier

(b) In any area of the City which is zoned residential, or that is used for residential purposes, off-street parking of all motor vehicles, watercraft and/or recreational vehicles shall be limited to and must be upon a driveway which has been installed and established in accordance with the provisions of the Codified Ordinances of the City.

(c) An owner or occupant of a residentially zoned area of the city may apply in writing to the Mayor for a special event permit to park motor vehicles on surfaces other than a driveway for a temporary special event. Such request shall set forth the nature of the special event, the anticipated number of vehicles and the duration of the event. Each such special event shall require an additional request to the Mayor for a special event permit.

(Ord. 23-21. Passed 5-25-21.)

1357.99 PENALTY

A violation of any provision of this Chapter shall be punishable as set forth at Section 351.21(d) of this Code.

(Ord. 23-21. Passed 5-25-21.)

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- ORDINANCES OF THE CITY OF SHEFFIELD LAKE, OHIO
- ORDINANCE NO. 116-84
- ORDINANCES OF SHEFFIELD LAKE
- Repealed)
- ordinance with the specifications as set forth in Exhibit A which is attached hereto and incorporated herein
- ordinances or resolutions of the City, the City shall have no responsibility and shall not in any way be chargeable with the cost whether direct or indirect for the replacement of or the re
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