

City of Goshen Driveway and Access Regulations

A. Driveways and Access

1. Intent.

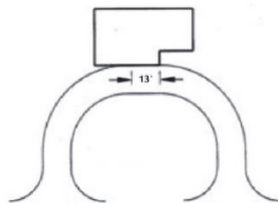
The purpose of this document is to regulate the construction and maintenance of driveways as well as regulating access to property for current and future homeowners. Each lot is permitted at least one driveway. One driveway is permitted as part of the building permit for construction. If an additional driveway is necessary, a separate driveway permit must be obtained. This ordinance aims to maintain and enhance the rural character of the city while ensuring that construction is sufficient, effective and safe.

All driveways must comply with the regulations outlined in this document.

B. Driveway Setback Requirements

1. Primary Arterial Streets. Where speed limits are greater than or equal to 45mph:

- a. Separation of one hundred feet (100') is required between driveways on adjacent lots.
- b. One driveway is permitted per lot unless road frontage exceeds three hundred feet (300'), in which case driveways on the same lot must be no closer than one hundred (100') to each other.
- c. Driveways shall be no less than two feet (2') from the property line.
- d. Driveway aprons shall be no less than twenty feet (10') from the property line.
- e. Circle driveways and U-shaped driveways with two openings are permitted as one driveway and shall maintain the setback requirements from property lines.

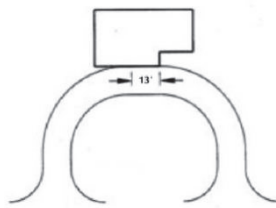


U-Shaped / Circle Driveway

2. Primary Arterial Streets. Where speed limits are less than 45mph:

- a. Separation of thirty feet (30') required between driveways on adjacent lots.

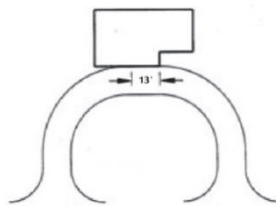
- b. One driveway is permitted per lot unless road frontage exceeds three hundred feet (300'), in which case driveways on the same lot must be no closer than fifty feet (50') to each other.
- c. Driveways shall be no less than two feet (2') from the property line.
- d. Driveway aprons shall be no less than twenty feet (10') from the property line.
- e. Circle driveways and U-shaped driveways with two openings are permitted as one driveway and shall maintain the setback requirements from property lines.



U-Shaped / Circle Driveway

3. Minor Arterial.

- a. Separation of thirty feet (30') required between driveways on adjacent lots.
- b. One driveway is permitted per lot unless road frontage exceeds three hundred feet (300'), in which case driveways on the same lot must be no closer than fifty feet (50') to each other.
- c. Driveways shall be no less than two feet (2') from the property line.
- d. Driveway aprons shall be no less than twenty feet (10') from the property line.
- e. Circle driveways and U-shaped driveways with two openings are permitted as one driveway and shall maintain the setback requirements from property lines.

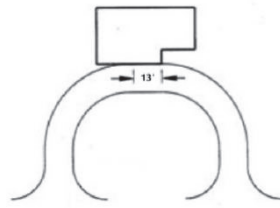


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4. Collector and Local:

- a. Separation of twenty feet (20') is required between driveways on adjacent lots.

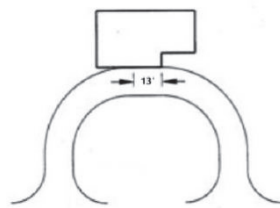
- b. One driveway is permitted per lot unless road frontage exceeds three hundred feet (300'), in which case driveways on the same lot must be no closer than fifty feet (50') to each other.
- c. Driveways shall be no less than two (2') from the property line.
- d. Driveway aprons shall be no less than ten feet (10') from the property line.
- e. Circle driveways and u-shaped driveways with two openings are permitted as one driveway and shall maintain the setback requirements from property lines.



U-Shaped / Circle Driveway

5. Cul-de-Sac or Loop Streets:

- a. Separation of thirty feet (30') required between driveways on adjacent lots.
- b. One driveway is permitted per lot unless road frontage exceeds three hundred feet (300'), in which case driveways on the same lot must be no closer than fifty feet (50') to each other.
- c. Driveways shall be no less than two feet (2') from the property line.
- d. Driveway aprons shall be no less than twenty feet (10') from the property line.
- e. Circle driveways and U-shaped driveways with two openings are permitted as one driveway and shall maintain the setback requirements from property lines.

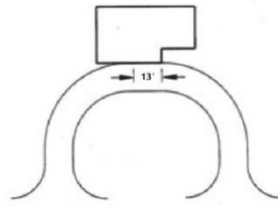


U-Shaped / Circle Driveway

6. Curb and Gutter Subdivision Streets.

- a. Separation of twenty feet (20') is required between driveways on adjacent lots.

- b. One driveway is permitted per lot unless road frontage exceeds three hundred feet (300'), in which case driveways on the same lot must be no closer than fifty feet (50') to each other.
- c. Driveways shall be no less than two (2') from the property line.
- d. Driveways aprons shall be no less than ten feet (10') from the property line.
- e. Circle driveways and u-shaped driveways with two openings are permitted as one driveway and shall maintain the setback requirements from property lines.



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7. Corner Lots

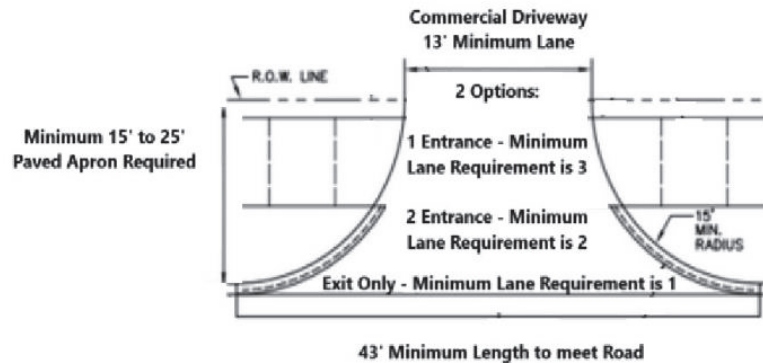
- a. Driveways should be positioned as far from the intersection as possible and must not be installed closer than twenty-five feet (25') to the beginning of the curb radius.
- b. Driveways shall be no less than two (2') from the property line.
- c. Driveways aprons shall be no less than twenty feet (10') from the property line.

C. Ingress/Egress Driveway Width

All driveway lanes must be at least thirteen feet (13') wide.

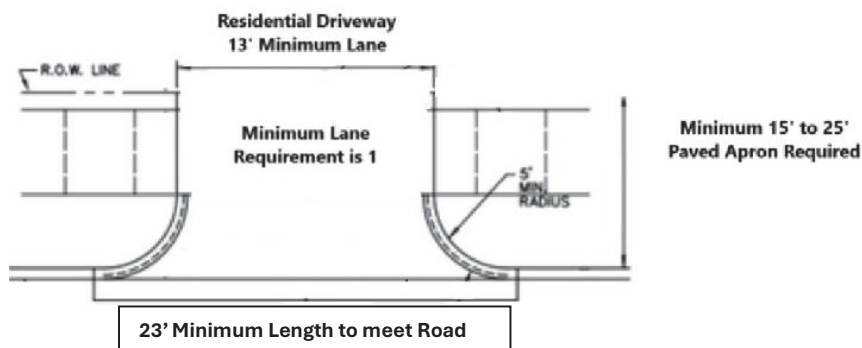
- 1. Commercial Ingress/Egress – Commercial ingress/egresses can be either one entrance or two or more.
 - a. One entrance – if a commercial property has one entrance there shall be a minimum of three (3) lanes of traffic. Each lane shall be thirteen (13') wide with a radius of no less than fifteen (15') feet to ensure commercial trucks enter and exit smoothly. The driveway at the road shall be no less than sixty-nine (69') feet wide.
 - b. Two entrances – if a commercial property has two entrances there shall be a minimum of two lanes of traffic. Each lane shall be thirteen (13') wide with a radius of no less than fifteen (15') feet to ensure commercial trucks enter and exit smoothly. Each driveway at the road shall be no less than fifty-six (56') feet wide.
 - c. Exit only – Exit only lanes are for commercial trucks only. If a commercial property has an exit only for large commercial trucks the exit driveway must be no less than one lane.

Each lane must be thirteen (13') feet wide with a radius of fifteen (15') feet. The exit at the road shall be no less than forty-three (43') feet wide.



d. Residential Ingress/Egress.

Residential properties must have no less than one (1) driveway. The driveway must have at least one lane and each lane must be no less than thirteen (13') feet wide with a five (5') feet radius. The driveway at the road must be no less than twenty three (23') wide.



2. Any arch over a driveway must maintain a vertical clearance of at least fifteen (15') feet.

D. Ingress/Egress Driveway Apron

1. Design Requirements

- a. If a driveway slopes down from the street, the apron must be concrete or asphalt for a minimum distance of fifteen feet (15') from the street, designed to prevent water and loose gravel from washing onto the street.
- b. If a driveway slopes up from the street, the apron must be concrete or asphalt for a minimum distance of twenty-five feet (25') from the street, designed to prevent water and loose gravel from washing onto the street.

2. Enforcement Actions

- a. If gravel washes onto the street from a driveway, the property owner may receive in this order:
 - i. A written warning to remove the gravel and rectify the issue.
 - ii. A citation if a prior warning has been issued.
 - iii. A requirement to pave additional sections of the driveway apron.

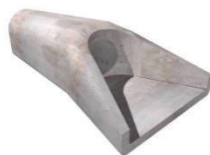
E. Proper Drainage Tile

Driveways connecting to public streets that traverse drainage ditches must use a drainage tile or culvert of sufficient size to handle water flow during heavy rainfall, complying with state and county standards.

F. Culverts and Gravel Grates

1. Culverts

- a. **Purpose:** Manage water flow and prevent flooding around driveways.
- b. **Installation:** Must be durable and in accordance with state highway standards in the case of a highway OR in the case of a city street, standard specifications for Highway and Roadway Construction for installation of concrete culverts via ARDOT guidelines then in effect.
- c. **Maintenance:** Property owners are responsible for regular maintenance. Noncompliance may result in penalties as specified.
- d. **Proper Drainage Tile:** Tiles shall be installed in accordance with the state highway standards in the case of a highway, or in the case of city streets, culvert tiles must be concrete and shall be at least eighteen (18") inches wide unless a variance is approved prior to installation.
- e. **Length of Tile:** The length of the tile must extend past the width of the driveway on both sides by no less than one (1') foot to ensure excess debris does not block the drainage tile unless there is a flared end or headwall (also known as an end treatment) is attached or installed. See pictures below.



- f. Gravel grates are recommended for gravel driveways with excessive slopes. If installed installation must be installed at least twenty-five (25') feet before the driveway meets the public road.

2. Right of Way Standards

Work performed within the city's right of way must meet standards and are to be inspected by an engineer at the cost of the developer. Work must be completed, and inspection letter turned in within thirty (30) days of construction start.

a. Right of Way Widths - subject to both sides of the roads measured from center

i. Principal Arterial	90/80	feet
ii. Minor Arterial	70	feet
iii. Major Collector	70	feet
iv. Minor Collector	60	feet
v. Cul-de-Sac	196	feet
vi. Local & Loop Streets	50	feet
vii. Alleys	20	feet

G. Ditching & Cutting

Ditching or cutting across or along a city right-of-way is prohibited. It shall be prohibited for any individual, organization, or business to cut ditch or trench across or along any City Road right-of-way for any purpose, without first notifying the City Zoning Official and obtaining a permit. This permit shall contain a time limit of no more than three (3) months. It shall be required by each applicant to post a bond in the amount of no less than \$5,000.00 or equal value to that of the project, whichever is greater. Standard Specifications for restoring a cut across any city road must be restored to better or equal conditions before cuts are made.

H. Appeals, Enforcement and Penalties

- a. **Appeal.** All administrative interpretations of this ordinance may be appealed to the Planning Commission. The Planning Commission may consider certain alternatives on a case-by-case basis. If the petitioner is not satisfied with the decisions made by the Planning Commission, the case may be appealed to the Goshen City Council.
- b. **Variance Process.** A variance application may be filled out for \$200.00 fee, a fee city council has determined satisfactory. The Board of Zoning Adjustment will hear all variance application requests.
- c. **Noncompliance.** Violators may face a fine of up to \$250 for each infraction, with each day of noncompliance considered a separate violation. Citations may be issued by a certified officer of the law, leading to potential legal action.

I. Repealer

All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.