

DRIVEWAYS AND CURB CUTS

WHY WAS THIS DRIVEWAY PROCEDURE DEVELOPED?

The County's driveway and curb-cut procedure has been developed to regulate the location, spacing, width, alignment, number, and design of a driveway on public roads servicing adjacent private property. It does not apply to privately owned roads and alleys, or the portion of the driveway on private property which is not under the jurisdiction of the County Transportation Department.

HOW MANY DRIVEWAYS ARE ALLOWED PER PROPERTY?

For commercial properties, one driveway per property owner shall be permitted, unless a development or circulation plan is provided to the Transportation Department to support the need for more than one driveway to handle traffic volumes. Whenever a property has the ability to access more than one road, the driveway will be limited to the lowest volume road to minimize the potential impacts associated with any driveway. When applying for a permit for two driveways serving one

property, the minimum distance between the edges of the driveways must be 22 feet.

Residential properties may be allowed additional driveways based upon site-specific circumstances. However, in most cases, only one driveway will be allowed.

WHERE CAN DRIVEWAYS BE LOCATED?

No portion of any driveway is permitted within 5 feet of corner curb returns or located within the area occupied by a drainage catch basin's local depression. The edge of the driveway cannot be less than 2 feet from obstructions such as fire hydrants, utility poles, street light standards, signs, and mailboxes. The edge of the driveway must also be at least 1 foot from the property line.

Residential: The driveway width must be between 10 and 27 feet. The total widths of all driveways cannot exceed 40% of the property frontage. No driveway is allowed unless there is space on the private property for an 18-foot-long vehicle.

Commercial: The minimum driveway width is 10 feet. The maximum driveway widths are:

<u>Lot Width</u>	<u>Driveway Width</u>
< 100'	20'
100-150'	30'
> 150'	60'

The total widths of all driveways cannot exceed 60% of the property frontage. No driveway is allowed where there is any obstacle that prevents any vehicle entering the driveway from completely clearing the public right-of-way when parked on the lot.

WHAT OTHER STANDARDS APPLY TO DRIVEWAYS?

All driveways shall be constructed in accordance with the following requirements identified in the County Road Standards:

- ✓ Residential: Plate: E-2
- ✓ Commercial: Plate: E-2a
- ✓ Rural (ADT < 1,000): E-7
- ✓ Rural (ADT > 1,000): E-6

The road standards may be found on the Ventura County web site at: http://pwportal.ventura.org/ESD/ESD/StandardsandManuals/docs/roads_tds.pdf

Driveways shall be located so that adequate sight distance is provided for drivers to see traffic before entering the roadway. Sight distance will be evaluated on a case-by-case basis for new driveway applications.

Drainage from your property must be addressed so that driveways do not become a point of concentration for water flowing from your property into the road right-of-way.

HOW ARE ADJACENT/OPPOSING DRIVEWAYS ALIGNED?

Closely spaced adjacent driveways serving planned developments should be combined into joint driveways and opposing driveways should preferably be aligned.

Where planned developments are not large enough to allow driveways on opposite sides of the street to be aligned, the center line of driveways not in alignment will normally be offset a minimum of 250 feet on all collector roads, and preferably 300 feet on all major and arterial roads.

DO I NEED A PERMIT BEFORE I CAN CONSTRUCT OR REPAIR A DRIVEWAY?

For construction nor repair of the portion of the driveway outside the right-of-way, please contact the Building and safety department at_____. For any work in the road right-of-way, an encroachment permit is required, except for routine maintenance of landscaping. This includes improvements such as a driveway, curb cut, sidewalk, fences, pilasters, or non-conforming

mailboxes. A permit is required before you start construction. Improvements constructed in the road right-of-way without a permit, r are illegal encroachments per § 12100-2 and § 12100-8 of County Ordinance 2041. Per California Streets and Highways Code, §1480.5 and § 1483, you will be given 20 days to submit your permit application for this encroachment and double permit fees will be charged. Failure to submit the application within the prescribed time frame may result in the removal of the illegal encroachment by the County. You could be charged for all the County costs incurred.

REQUESTS AND INQUIRIES

If you have questions or suggestions concerning Encroachment Permits, please call Permits Section at: **(805) 654-2055** or through the “Contact Us” link at:

<http://vcpubliworks.org/transportation-department/transportation-online-complaint-form>

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**Public Works Agency
Transportation Department**
800 S. Victoria Avenue
Ventura CA 93009-1620