

## 10. Driveways and Curb Openings

- a. One-way driveways shall be not less than twelve (12) feet or more than thirtytwo (32) feet in width except that no two complementary one-way driveways may total more than forty (40) feet in width. Two-way driveways shall be not less than twenty-five (25) feet or more than thirty-two (32) feet in width except as noted in paragraph (e) of this section. In determining the width of curb openings and spacing of driveways, the end transitions in each case will not be considered a part of the width of the curb opening.
- b. Driveways shall be located a minimum of five (5) feet from the side property line, measured from the nearest end transition point. This does not apply to side property lines abutting public rights-of-way.
- c. Driveways shall have a minimum end transition (curb radius) of ten (10) feet and a maximum of thirty (30) feet. There shall be at least twenty-two (22) feet of full height curb between the end transition point (point of curvature of the curb lines) of any two driveways, except as noted in Paragraphs (d) and (f).
- d. Where the common driveway is of the split, one-way directional type, there shall be at least five (5) feet between the end transition points of the two driveways.
- e. Wherever a common driveway is constructed serving two or more properties, the common curb opening shall have a maximum width of thirty-six (36) feet.
- f. Special Requirements for Service Stations. The maximum and suggested width of an accessway through the perimeter landscaped strip to a service station shall be forty (40) feet for two-way vehicular movement and fifteen (15) feet for one-way vehicular movement. No more than one two-way accessway shall be permitted for any street frontage up to 100 lineal feet, nor more than two one-way accessways shall be permitted for any street frontage. For frontages of more than 100 lineal feet, two 2-way accesses, each a maximum and required width of twenty-four (24) feet, are permissible, but shall not be built on the same frontage as any other driveway. These standards are to be applicable to any one ownership. In no case shall the end transition point of an accessway be closer than twenty-five (25) feet to the corner property line.
- g. Where the adjacent public right-of-way road width is less than eighty (80) feet, no curb opening for a driveway shall be wider than thirty (30) feet, except as noted in paragraph (e) of this section.
- h. Where the adjacent public right-of-way road width is eighty (80) feet or more, no curb opening for a driveway shall be wider than thirty-six (36) feet, except as noted in paragraph (e) of this section.
- i. The total width of all curb openings shall not exceed forty percent of the frontage. For corner lots, the total width of curb openings shall not exceed thirty percent of the combined frontages.
- j. No point of curvature for any driveway curb opening shall be permitted within the following distances of the points of curvature for intersection curb turns:
  - (1) 40 feet if the intersection is signalized,
  - (2) 40 feet if the intersecting street's right-of-way is greater than 80 feet; and
  - (3) 30 feet if the intersecting street's right-of-way is 60 feet or less.
- k. Where the construction of more than one curb opening is required a concrete

safety curb between curb openings, along and inside the property line, shall be provided when the property located between two driveways is used for the purpose of movement, storage, or parking of vehicles.

l. No curb opening will be approved which contemplates vehicle encroachment on any portion of the street right-of-way for loading, standing, or unloading.

m. Curb openings must serve only those off-street parking spaces of loading zones that conform to Juab County standards.

n. Curb opening shall be entirely within the extension of the side property lines extended perpendicular to the street center line.

o. Curb openings and driveways shall be paved and shall provide adequate drainage.

p. Curbs for driveway approaches shall be of the radius type and be provided with wheel chair ramps.

q. Any unused or abandoned curb openings or portion thereof shall be restored to the original curb section at the expense of the abutting property owner. Upon refusal or neglect of the owner or agent to restore the curb and gutter to their original section, the County shall proceed to do such work and all expenditures so incurred shall be charged against the owner or agent.

r. Improvements in the public right-of-way shall be designed and constructed in conformance with the applicable specifications. The minimum design vehicle shall be the single unit truck.

No object shall be so situated as to interfere with the required sight-distance of intersections as set forth in the AASHTO specification.

12. Outside storage shall be completely screened by landscaping or opaque fencing, from view from any public street or abutting properties.

13. A grading and drainage plan, including primary on site drainage water containment such as a sump, shall be submitted to the Commission with the application