

City of Laconia Policy
Driveways for Single Family and Duplex Residential properties

1. General:

The City's zoning ordinance does not provide sufficient guidance on the construction of residential driveways in the City.

2. Purpose:

The purpose of this policy is to establish standards for driveways for single family and duplex residences, both existing and proposed, that explains how to implement the existing City ordinance and establishes new criteria for driveways. The standards are to ensure the safety of the traveling public and maintain the quality of life in the City's neighborhoods.

3. Background:

a. City Ordinance 235-50.1: Driveways and access; Residential driveways shall be a minimum of 25 feet in length when being used to meet the minimum parking requirement. Where garages are constructed, driveway length must be a minimum of 19 feet.

b. City Code does not address:

- (1) How to measure the length of the driveway
- (2) Width standards for single family or duplex homes.
- (3) Setback requirements from the property line.

4. Policy:

a. Existing residential driveways are grandfathered. Existing driveways can be maintained and replaced in their current location. A property owner changing either the size or location of a driveway is required to meet the standards established in this policy.

b. All Residential Driveways:

(1) The property owner is responsible for the cost of modifying the City's street and curb to construct or modify their driveway.

(2) The minimum length of a residential driveway is measured from the edge of the City's right of way.

(3) Curbs that are cut for a driveway will not be cut vertically. The existing curb will be modified or a new curb installed such that a tip down is created along the curb line at its intersection with the driveway.

(4) Director of Public Works will consider sight lines associated with improvements on the requester's lot as well as abutter's lot to determine if it safe to construct a driveway in the proposed location. Improvements or other physical features that limit sight lines from a driveway's proposed

locations shall be considered when approving a driveway. Sight lines will be checked for vehicle, bicycle and pedestrian traffic.

(5) Snow storage is an issue when a driveway can be safely constructed abutting a property line. Residents have to be able remove snow from their driveway while keeping it on their property. Driveways should be located with sufficient snow storage sites adjacent to the driveway.

b. Driveways entrances are limited to one for single or duplex family residential properties except when:

(1) The property is a corner lot and the lot has sufficient width on the sides abutting rights of way to safely allow an entrance onto each of the two public streets. A property is allowed one driveway entrance on each of the adjacent roads.

(2) When there is sufficient distance between entrances on one side of the lot on same right of way such that the location of the two entrances allow vehicle operators on the public highway to see both entrances at the same time.

c. Single family residential driveways: Driveways will not exceed 16 feet in width at the intersection with the right of way of a City public highway. A single one entrance driveway on a residential lot shall not be built in front of living area of a residential property. This is best described for a house built parallel to the street; the driveway shall not cross a line if it was drawn parallel to the side of the house closest to the driveway to the public highway.

d. Duplex in a former single family residence;

Driveways accessing the street for duplex residential property shall be a minimum of 12 feet and a maximum of 16 feet in width.

e. Duplex property:

(1) One way or one driveway per "side" shall not exceed 16 feet in width.

(2) Two-way driveways that lead to a shared garage/parking area shall not exceed 20 feet in width.

f. Appeals to this policy will reviewed by the Director of Public Works who will provide recommendations on the appeal request to the City Manager for his/her decision.

I hereby certify adoption by the Laconia City Council on April 23, 2018

Cheryl M. Hebert, City Clerk