

Your Zoning Guide to DRIVEWAY PERMITS

PROXIMITY TO PROPERTY LINES LDC SECTION 804.4 (a)

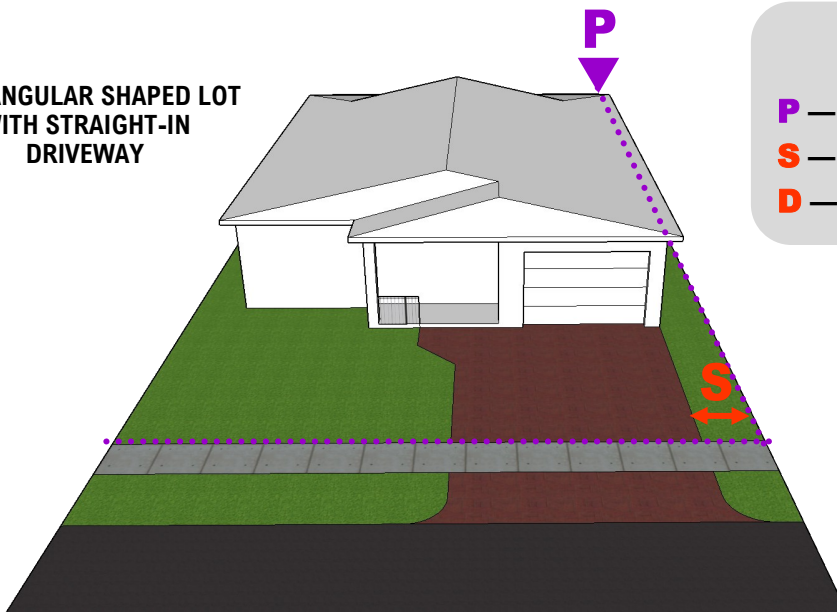
A structural setback is the closest distance a structure could be placed from the property line.

Side setback requirements for:

- ⇒ Driveways on Rectangular Lots: 5 feet
- ⇒ Driveways on Pie-shaped Lots: 2.5 feet

Driveways on zero-lot line properties must maintain a 10-foot distance separation between driveways.

RECTANGULAR SHAPED LOT
WITH STRAIGHT-IN
DRIVEWAY

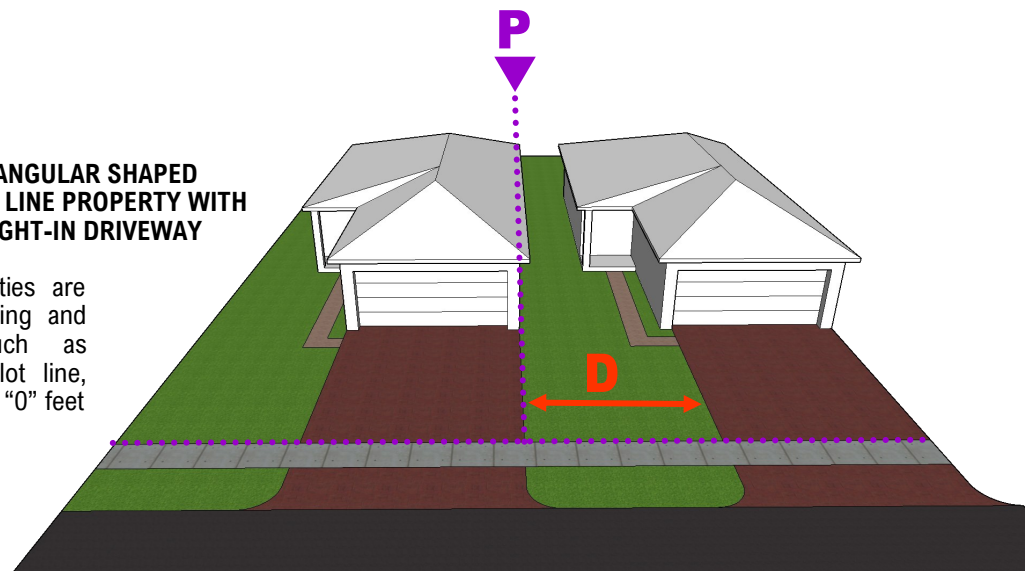


LEGEND

- P** — Property Line
- S** — Side Setback
- D** — Distance Between Driveways

RECTANGULAR SHAPED
ZERO-LOT LINE PROPERTY WITH
STRAIGHT-IN DRIVEWAY

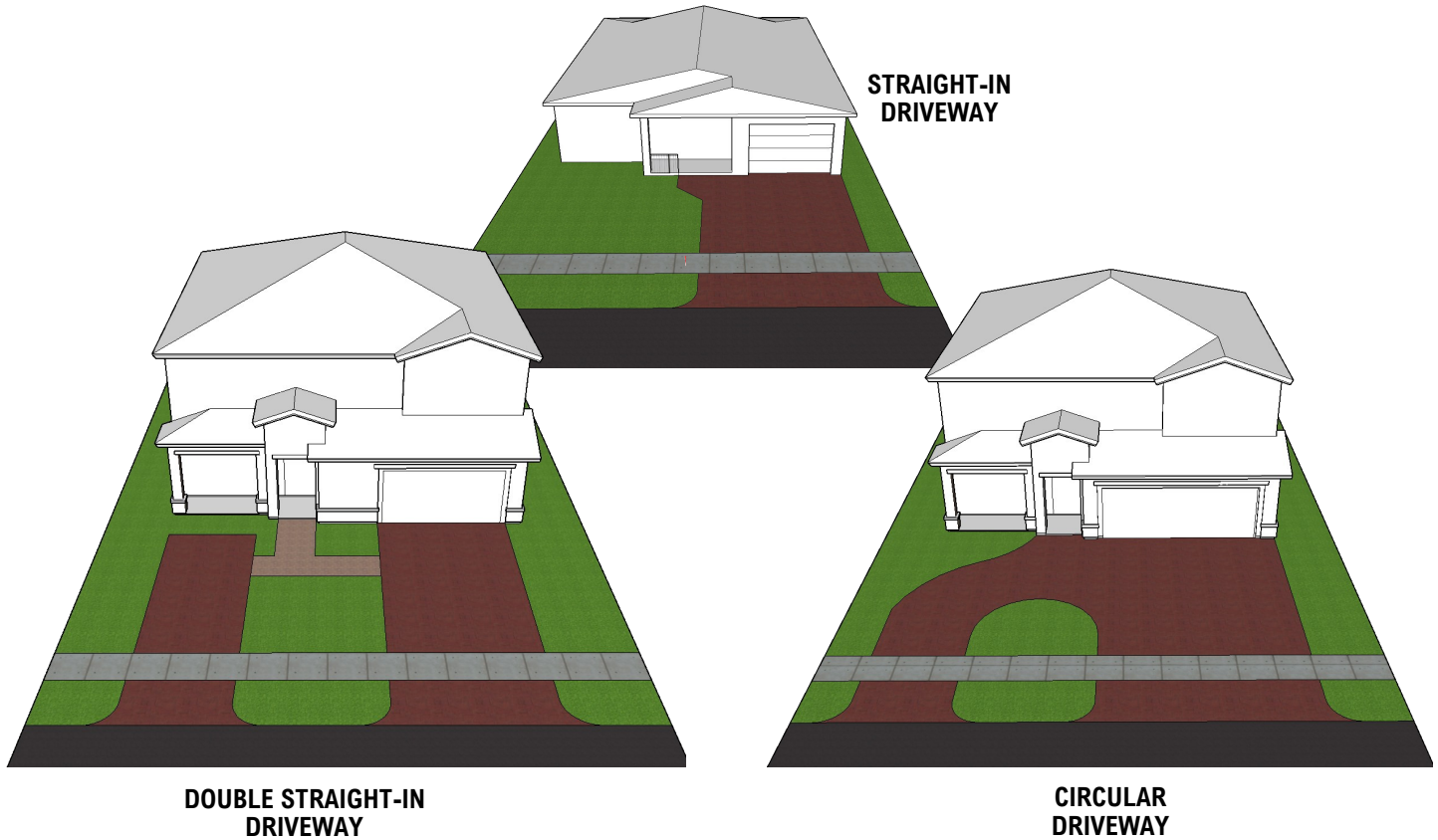
NOTE: Zero-lot line properties are those whose primary dwelling and accessory structures, such as driveways, fall on a side lot line, maintaining a setback of zero "0" feet



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MAXIMUM WIDTH LDC SECTION 804.4 (a)

The maximum width of any driveway shall not exceed the regulations in LDC, Chapter 8, Section 804, **Table 804-1**.



LDC TABLE 804-1

Lot Width (feet)	Maximum Single Straight-in Driveway width (feet)	Maximum Double Straight-in Driveway width (feet) ³	Maximum Circular Driveway width (feet)
65 and over	30	40 ¹	40 ¹
50 to 64	30	30 ²	30 ²
Under 50	20	Not Permitted	Not Permitted ⁴

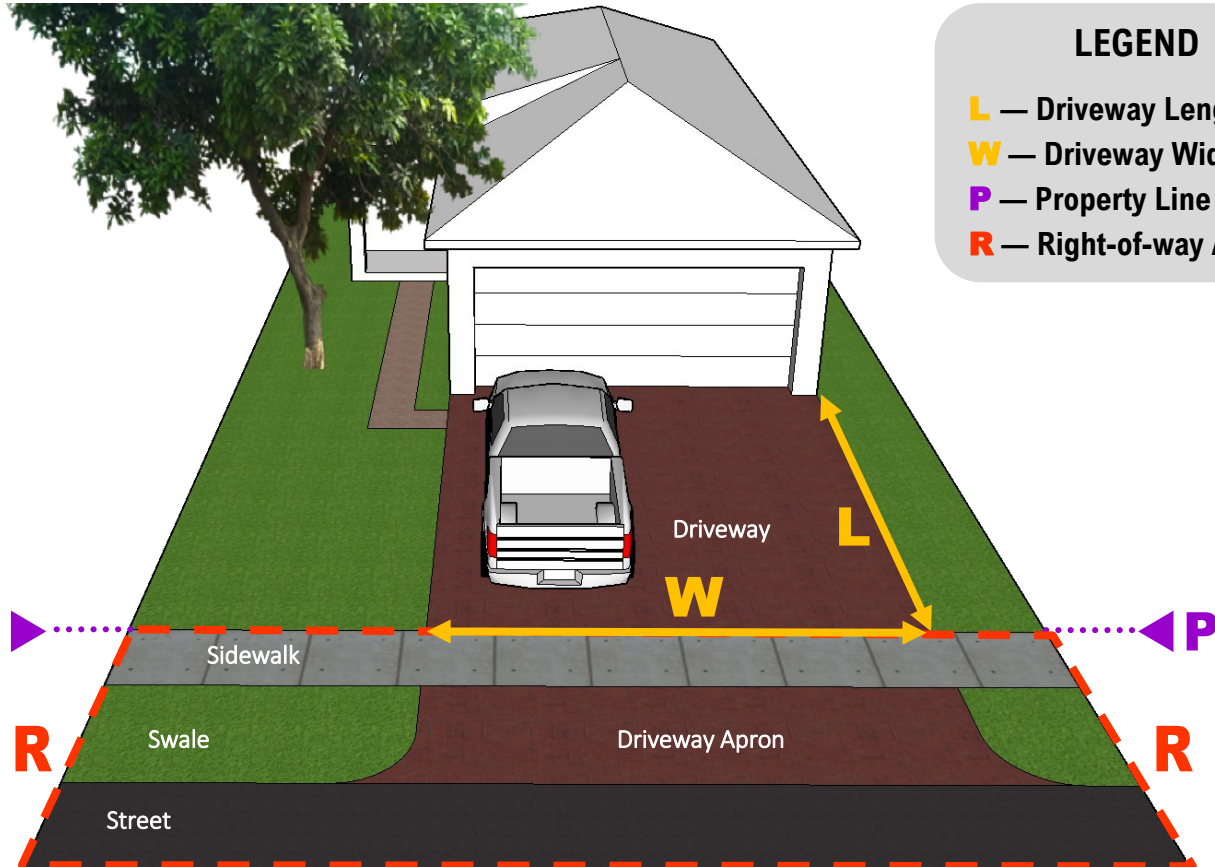
Notes

1. Lots with a minimum lot width of 65 feet and over may be permitted to have a driveway with a total of 40 feet in width, with no portion of the driveway being wider than 30 feet at the right-of-way line.
2. Lots with a minimum lot width of 50 feet to 64 feet may be permitted to have a driveway with a total of 30 feet in width, with no portion of the driveway being wider than 20 feet at the right-of-way line.
3. Both driveways must be connected by a walkway, which shall ultimately lead to the entrance of the principal structure.
4. Unless it is a corner lot and the driveway meets visibility sight triangles, with a maximum combined width of 30 feet.

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MAXIMUM WIDTH LDC SECTION 804.4

The maximum width of any driveway is measured at the right-of-way line. The right-of-way area, typically under City ownership, is the portion that encompasses the sidewalk, swale and street.



LEGEND

- L — Driveway Length
- W — Driveway Width
- P — Property Line
- R — Right-of-way Area

NOTE: Gated residential subdivisions might have the portion of the right-of-way under private Homeowner Association ownership, but the driveway maximum width standard is still measured where the right-of-way and front property line meet.

MINIMUM WIDTH LDC SECTION 804.5

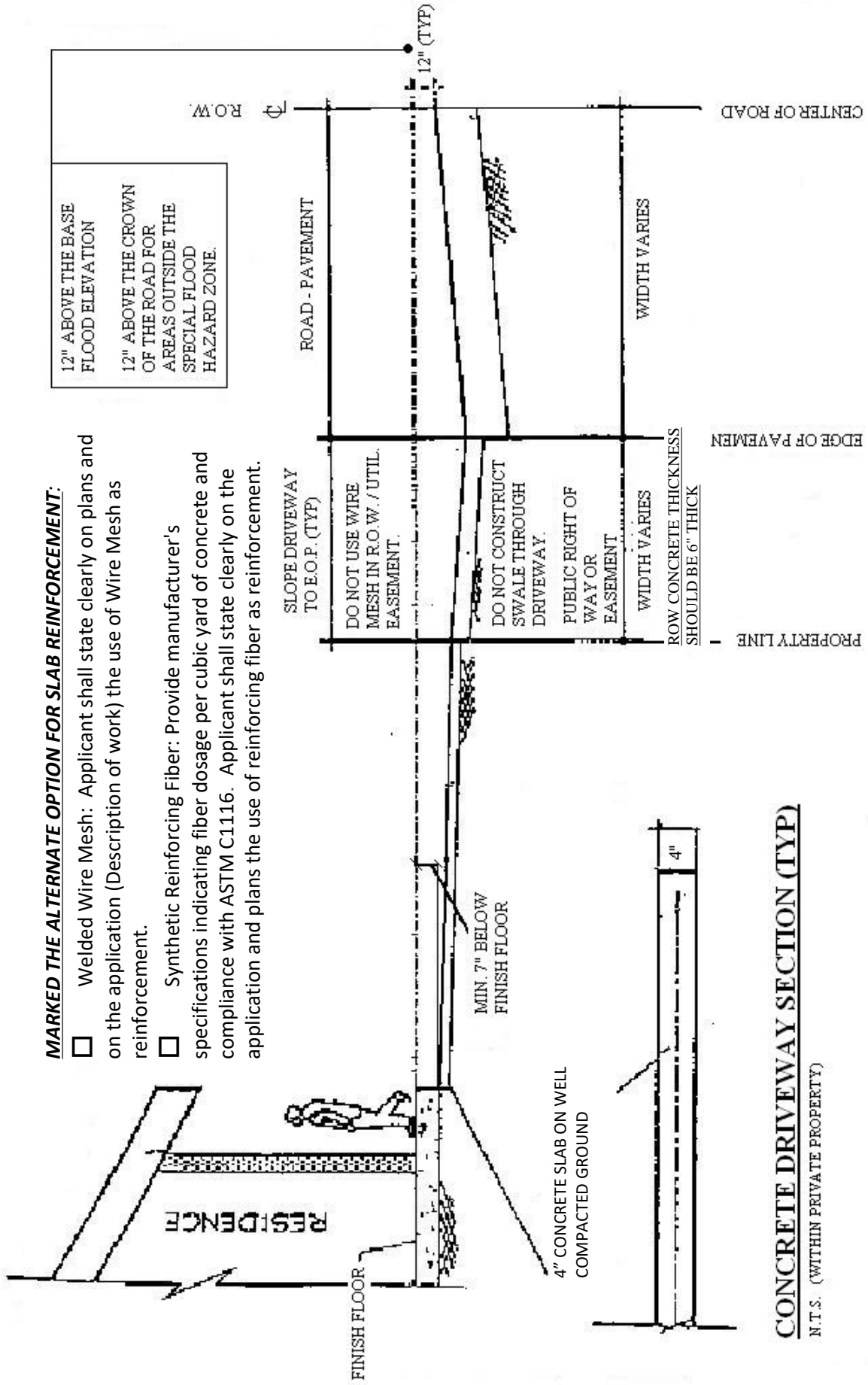
Driveways for single-family and duplex structures in all residentially zoned districts shall have **minimum paved dimensions per parking space of eight (8) feet in width and 18 feet in length (clear of sidewalk).**

PAVING LDC SECTION 804.7

Driveways shall be paved with a hard, dust-free paving material complying with the Florida Building Code. All new single-family and two-family residential dwellings shall use concrete, brick pavers, pervious materials, or similar non-asphalt material.

TYPICAL RESIDENTIAL CONCRETE DRIVEWAY SECTION

N.T.S.



MARKED THE ALTERNATE OPTION FOR SLAB REINFORCEMENT:

- Welded Wire Mesh: Applicant shall state clearly on plans and on the application (Description of work) the use of Wire Mesh as reinforcement.
- Synthetic Reinforcing Fiber: Provide manufacturer's specifications indicating fiber dosage per cubic yard of concrete and compliance with ASTM C1116. Applicant shall state clearly on the application and plans the use of reinforcing fiber as reinforcement.

CONCRETE DRIVEWAY SECTION (TYP)

N.T.S. (WITHIN PRIVATE PROPERTY)

ALTERNATE OPTION FOR SLAB REINFORCEMENT:

- Welded Wire Mesh: Applicant shall state clearly on plans and on the application (Description of work) the use of Wire Mesh as reinforcement.
- Synthetic Reinforcing Fiber: Provide manufacturer's specifications indicating fiber dosage per cubic yard of concrete and compliance with ASTM C1116. Applicant shall state clearly on the application and plans the use of reinforcing fiber as reinforcement.