

Information Sheet



Community Development Division
20 North Main Brigham City, Utah 84302
(435) 734-6604

Sheet No. 16
Revised: March 12, 2008

Access Drives – Single Family/Two Family Dwelling

What is the purpose of Access Drives?

The ingress and egress for a parking facility shall be designed to reduce traffic congestion on public streets and minimize conflicts with neighboring uses. The principles of access management should be used to evaluate and determine adequacy of the ingress and egress to a parking facility.

To cut an access drive, is a permit required and if so, what do I submit?

All access drives need to have a permit in order for the curb cut to take place. Before a permit is issued, applicants need to provide the following items. 1) An accurate site plan of the proposed curb cut. 2) They need to have a licensed and bonded contractor. 3) Fill out a Right-of-Way permit. After completing these three steps, the permit will be examined by staff in Community Development Division to obtain final approval. After final approval, the permit and fees will be accepted. By following these steps, the process will typically take less than 15 minutes.

If you have any questions, refer to the following pages or call the Community Development Division at 734-6604.

What restrictions are placed on access drives and locations?

The location of an access drive depends on the type of lot. Interior and corner are the two (2) types of lots. Corner lots have a maximum of three (3) access drives. Interior lots have a maximum of two (2) access drives. According to Section 29.05.100(A), the width of the access cannot be greater than fifty (50) percent of a lot frontage. Maximum and minimum widths of access drives are thirty-six (36) feet and ten (10) feet. Separation of access drives shall be at least twelve (12) feet. All access drives are to be five (5) feet from the property line. All measurements are from owner's property line.

What is a clear view triangle?

The clear view triangle applies to access drives on corner lots. This artificial triangle is an area at intersections that must remain unobstructed. Therefore, paved pads on corners are not allowed. Also, no access drives will be allowed in the clear view triangle.

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Access Drives Checklist

Place a check next to all items that apply to your lot.

Interior Lot

- One (1) access drive, between 10' and 36', total width not greater than 50% of lot frontage.
- Two (2) access drives, between 10' and 36', with at least 12' separation
Combined total width not greater than 50% of a lot frontage.

Corner Lot

- One (1) access drive, between 10' and 36', total width not greater than 50% of lot frontage.
- Two (2) access drives, on either side of lot frontage, between 10' and 36',
combined total width not greater than 50% of a single lot frontage.
- Three (3) access drives, between 10' and 36', two with at least 12' separation
combined total width not greater than 50% of lot frontage.

Fill in totals where applicable. To determine lot frontage percentage, divide total width of accesses by total lot frontage. (Example: 2 accesses on an interior lot total 56 feet, if lot frontage is 130 feet, then $56/130 = .43$ or 43%)

<input type="checkbox"/> Actual Access Widths	<input type="checkbox"/> Separation Distance	<input type="checkbox"/> Total Frontage	<input type="checkbox"/> Lot Frontage %
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- Approaches shall not be closer than five (5) feet to side or rear property line. This will be measured from property line, which is usually (1) foot back from sidewalk.
- For a corner lot, there has to be thirty (30) feet from the intersection of the property line or fifty (50) feet from intersection of back of curb, whichever is least restrictive to owner, for a clear view triangle. Accesses will not be allowed within the triangle.