

Chapter 19 Motor Vehicle Access and Loading

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Section 10:19:1 Access Requirements:

Adequate ingress and egress to and from all uses of land shall be provided as follows herein.

Section 10:19: 2 Residential Lots: Access:

- A. Borrow Ditch; Pipe Size: All driveway connections from a town road to a residential lot shall be constructed using a pipe with a minimum inside diameter of fifteen inches (15") to provide access through the borrow ditch. Said pipe shall have a minimum length of at least two feet (2') beyond the sides of a paved driveway. Every lot, unless curb and gutter is required, shall have a borrow ditch running across the entire frontage of the lot which the property owner is responsible to maintain. The property owner shall be responsible to keep the borrow ditch and pipe clean of any debris or material that would impede the flow of water through the pipe and/or the borrow ditch.
- B. Inspection Prior To Occupancy Permit: No occupancy permit will be issued by the building department until the lot access has been inspected and approved by the town.
- C. Limited Number of Driveways: No residential lot shall have more than two (2) driveways unless approved by the planning commission.

- D. Distance between Driveways: No driveway shall be closer than sixteen feet (16') to another driveway or be more than twenty eight feet (28') in width unless approved by the building official. In no event shall the combined width of such driveways exceed fifty six feet (56') or fifty percent (50%) of the entire lot frontage, whichever is less.
- E. Corner Lots: In no event shall a driveway be placed on any corner lot within a distance of twenty five feet (25') from the point of curvature of the radius, or forty feet (40') from the intersection of property lines nearest the intersection, whichever is farther from the intersection.

Section 10:19: 3 Non Residential Lots; Access:

- A. Spacing: Not more than two (2) driveways shall be used for each one hundred feet (100') or fraction thereof of street frontage on any street. Greater spacing may be required by the planning commission on streets designated as having limited access.
- B. Distance between Driveways: No driveway shall be closer than sixteen feet (16'). A single drive may serve businesses on both sides of a common property line.
- C. Width: Each driveway shall be not more than thirty six feet (36') in width, unless otherwise approved by the building official, measured at right angles to the centerline of the driveway, except as increased by permissible return radius. The entire flare of any return radius shall extend across such extended property line.

Section 10:19: 4 Screening of Parking Lots:

The sides and rear of any off street parking lot which faces or adjoins a residential district shall be screened from such district by a masonry wall or solid visual barrier fence or earth berm no less than four (4) or more than six feet (6') in height.

Section 10:19: 5 Maintenance of Parking Lots:

Each parking lot shall be permanently maintained.

Section 10:19: 6 Location of Gasoline Pumps:

Gasoline pumps shall be set back not less than eighteen feet (18') from any street property line to which the pump island is vertical and fourteen feet (14') from any street line to which the pump island is parallel, and not less than twelve feet (12') from a side boundary

line. If the pump island is set at an angle on the property, it shall be so located that automobiles stopped for service shall not extend over the property line.

Section 10:19: 7 Off Street Loading Space:

On the same premises with every building, structure or part thereof, erected and occupied or increased in capacity after the effective date hereof, for manufacturing, storage, warehouse, goods display, department store, grocery store, hotel, hospital, or any similar use involving the receipt or distribution by vehicle of materials or merchandise, there shall be provided and maintained on the lot, adequate space for standing, loading and unloading services in order to avoid undue interference with public use of streets or alleys. In no case shall required loading and unloading spaces be part of that area used to satisfy the parking requirement

Section 10:19: 8 Lighting:

In nonresidential parking lots identified in section lighting shall be used to illuminate the parking lot during evening business hours. All lights shall be arranged to reflect the light away from adjoining premises used for residential or sleeping purposes, and away from street traffic.

Section 10:19: 9 Garbage Collection Access:

All projects requiring central garbage collection (dumpsters) shall provide convenient access to collection areas. Collection areas shall be screened from street views and shall be maintained in a clean and sanitary manner.

Section 10:19:10 Residential Private Street; Access:

- A. No turnaround or cul-de-sac shall be required on dead end private streets one hundred fifty feet (150') or less in length measured from the centerline of the intersecting road with three (3) units or less fronting the street.
- B. The maximum length of any dead end private street shall be six hundred feet (600') unless otherwise approved by the planning commission.
- C. All turnarounds shall be used solely as a turnaround, and not as a joint use for such things as parking, trash pick up or other streets.