

CHAPTER 6

**PRIVATE DRIVEWAY AND EMERGENCY ACCESS
REQUIREMENTS AND CRITERIA**

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**CHAPTER 6
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6.1 CRITERIA FOR ACCESS ONTO TOWN OF WINTER PARK ROADWAYS

6.1.1 State Highways

Access to state highways is governed by CDOT through the State Highway Access Code.

6.1.2 Town Roadways

Private driveway access to Town roads shall be in accordance with Figures 6.1 and 6.2.

6.2 BASIC PRINCIPLES FOR DRIVEWAYS

Refer to Figures 6.3 through 6.7 for private drive configuration and grade criteria.

6.2.1 Location

To the greatest extent possible, all openings for driveways shall be located at the point of optimum sight distance along the street. For openings and driveways to commercial establishments, there shall be sufficient space reasonably cleared of obstructions such that drivers entering the property will have sufficient sight distance to enable them to make proper and safe movements (refer to Figure 6.4). The profile of a driveway approach and the grading of the adjacent area shall be such that, when a vehicle is located on the driveway outside the traveled portion of street, the driver can see a sufficient distance in both directions to enable the vehicle to enter the street without creating a hazardous traffic situation.

6.2.2 Driveway Setback From Property Line

Single family and duplex driveways may be placed in the side yard setback. The edge of the driveway shall not be less than seven feet (7 ft.) from the property line. The seven foot (7 ft.) minimum does not apply if two adjacent lots share the same driveway. The portion of the driveway located within the side yard setback cannot be used to meet the parking requirement.

Multi-family and Commercial projects are encouraged to use shared driveways.

6.2.3 Utility Replacement

Adjustments which must be made to utility poles, street light standards, fire hydrants, catch basins or intakes, traffic signs and signals, or other public improvements or installations which are necessary as the result of the driveway location shall be accomplished without any cost to the Town of Winter Park.

6.2.4 Abandoned Driveways

Any driveway which has been abandoned shall be restored by the property owner except where such abandonment has been made at the request of or the convenience of the Town.

6.2.5 Driveway Approaches

Driveway approaches, where the driveway is to serve as an entrance only or as an exit only, shall be appropriately signed and maintained by and at the expense of the property

owner. The property owner shall be required to provide some means of ensuring that the motorists will use the driveway as either an entrance only or an exit only but not both.

6.2.6 Snow Storage

Storage of snow from the driveways will not be allowed on public right-of-way. Adequate storage area(s) shall be provided on private property.

6.3 NUMBER OF ACCESS POINTS

6.3.1 Single Family Residential

In general, each single family residential property shall be limited to one access point.

6.3.2 Multi Family Residential

In general, access shall be determined by information provided by the owner/developer in the Traffic Impact Study and by comments generated during Town of Winter Park's review and acceptance of that study.

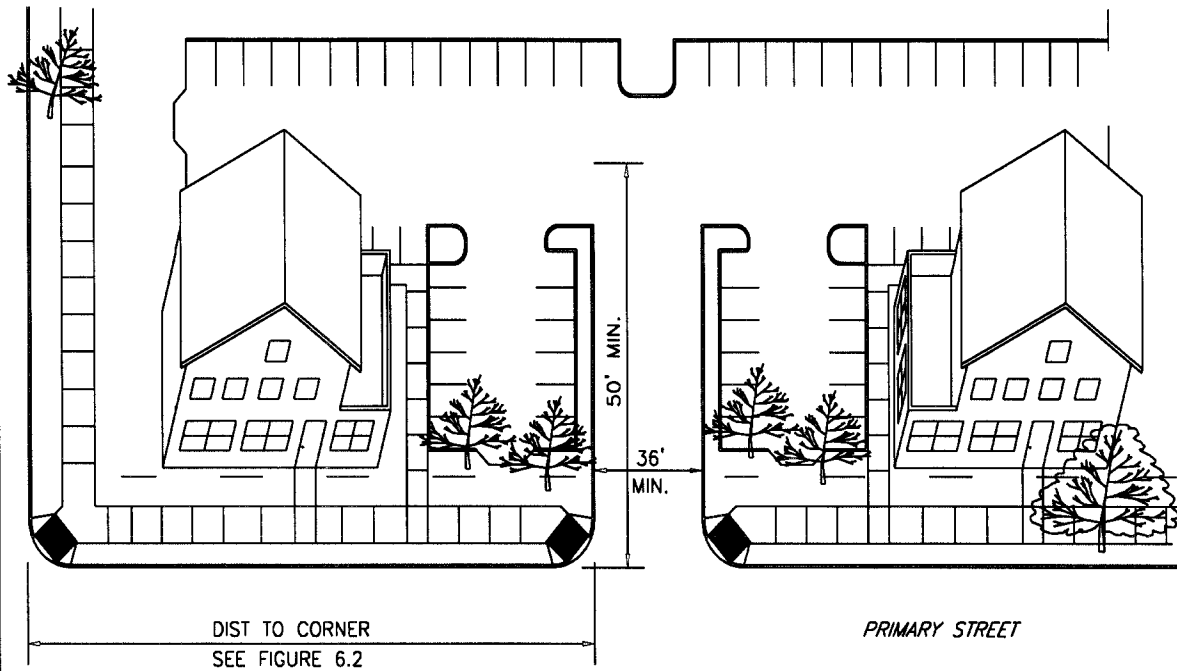
6.3.3 Commercial

In general, commercial property having less than 150 feet of frontage and located midblock shall be limited to one access point to the street. An exception to this rule may be where a building is constructed in the middle of a lot and parking is provided on each side of the building.

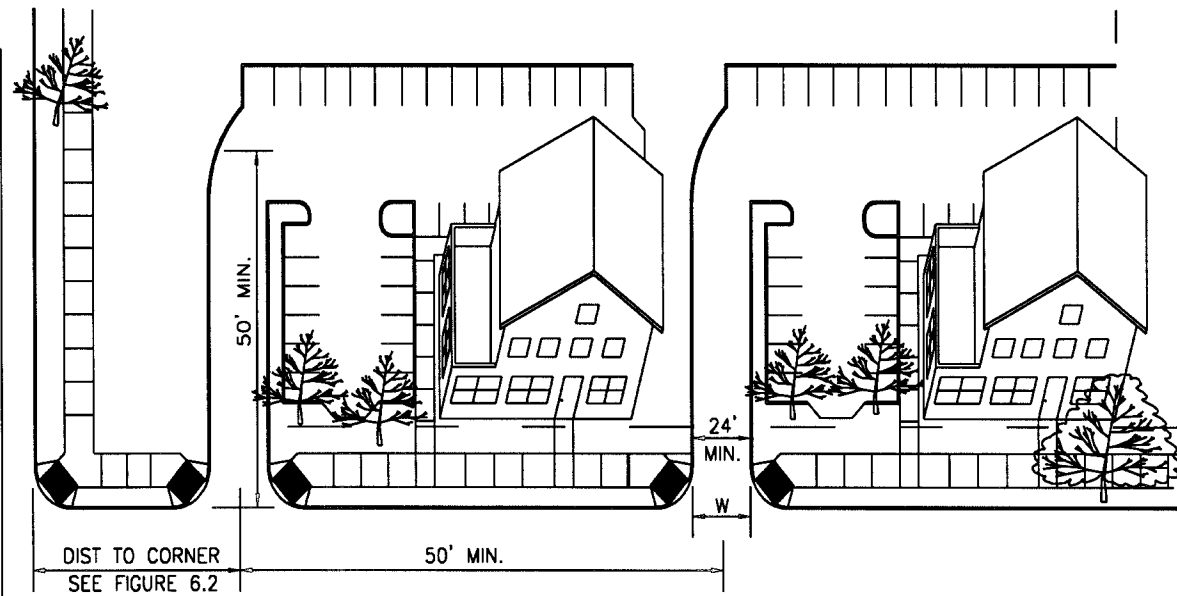
A second access point may be allowed for commercial property having more than 150 feet of frontage. For commercial property located on a corner, one access to each street may be permitted.

6.4 ACCESS ROADWAYS FOR FIRE APPARATUS

Refer to Figure 6.8.

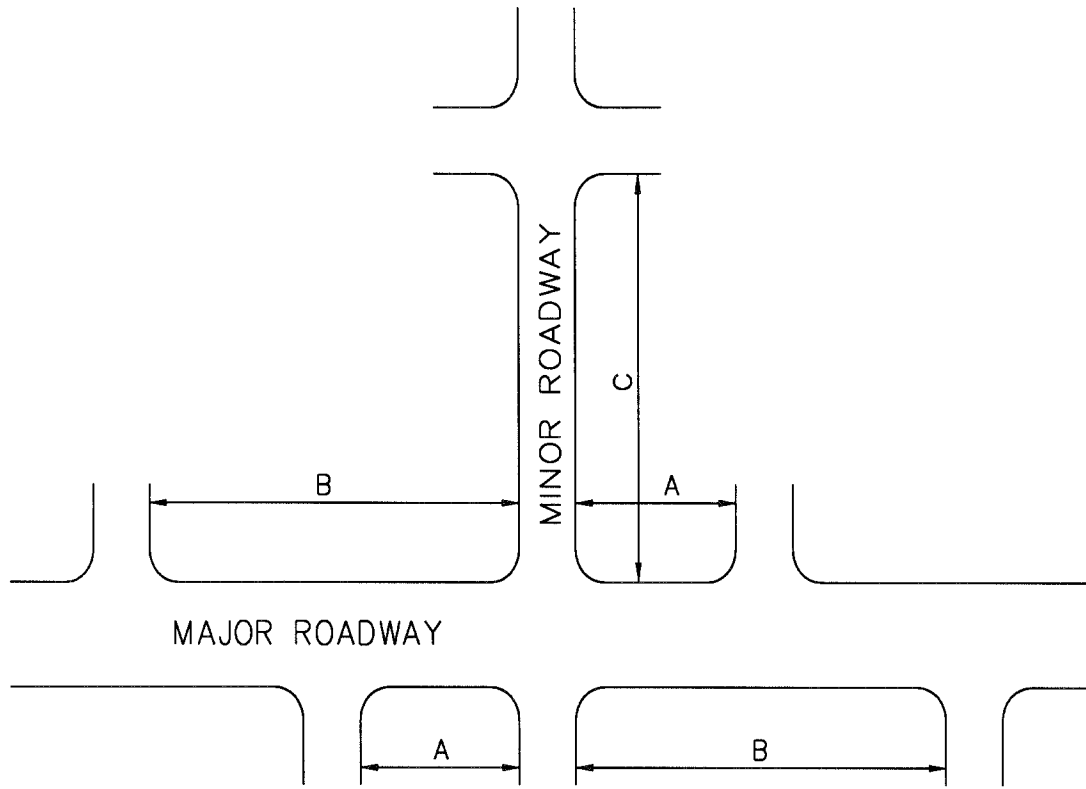


PREFERRED ACCESS
(JOINT ACCESS)



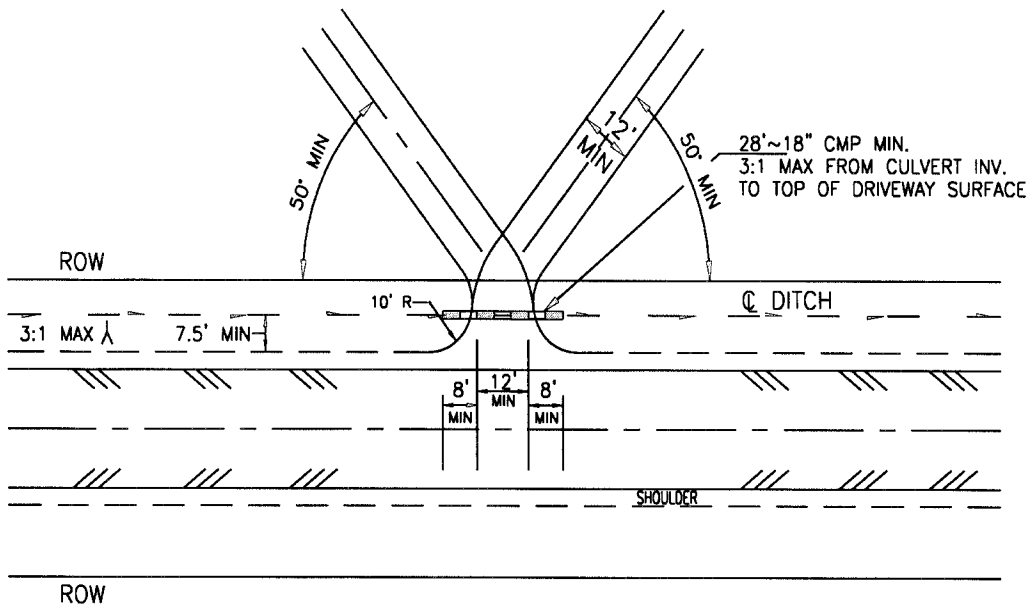
OPTIONAL ACCESS
(SINGLE ACCESS)

FIGURE 6.1
COMMERCIAL AND MULTIFAMILY DRIVEWAY LOCATIONS
ACCESS TO HIGHWAY 40 WILL BE PER CDOT

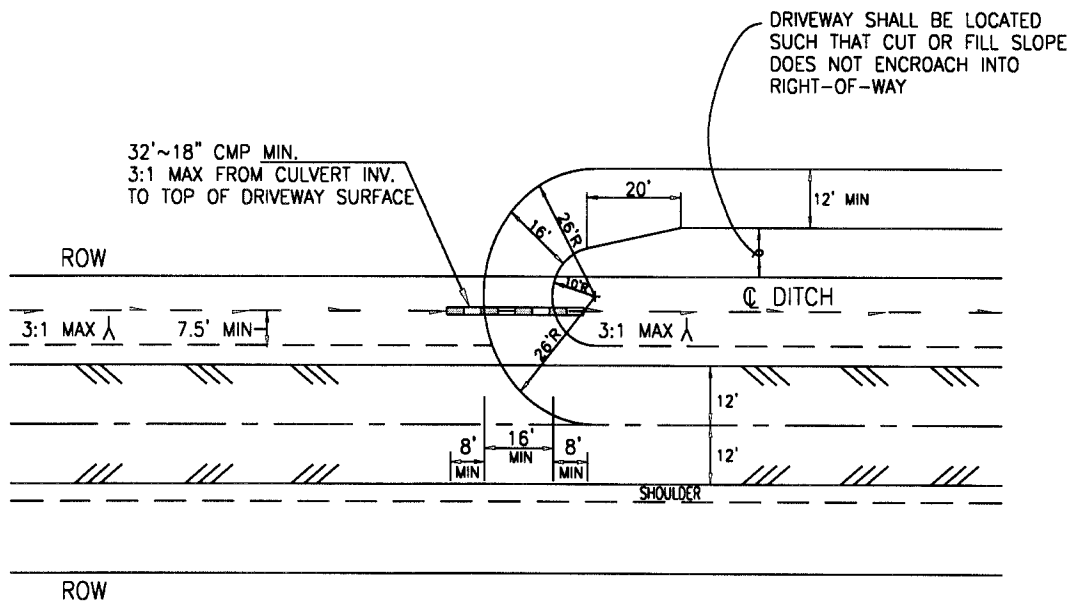


MINIMUM CORNER CLEARANCE			
ITEM	CLASS OF MAJOR ROADWAY		
	ARTERIAL	COLLECTOR	LOCAL
A	85	85	50
B	115	75	50
C	210	115	50

FIGURE 6.2
CORNER CLEARANCES FOR DRIVEWAYS
 ACCESS TO HIGHWAY 40 WILL BE PER CDOT



DRIVEWAYS BETWEEN 50° to 90°



DRIVEWAYS BETWEEN 0° to 51°

FIGURE 6.3
SINGLE FAMILY RESIDENTIAL DRIVEWAY CONFIGURATION
(RESIDENT WITHIN 150 FEET OF PUBLIC ROAD)

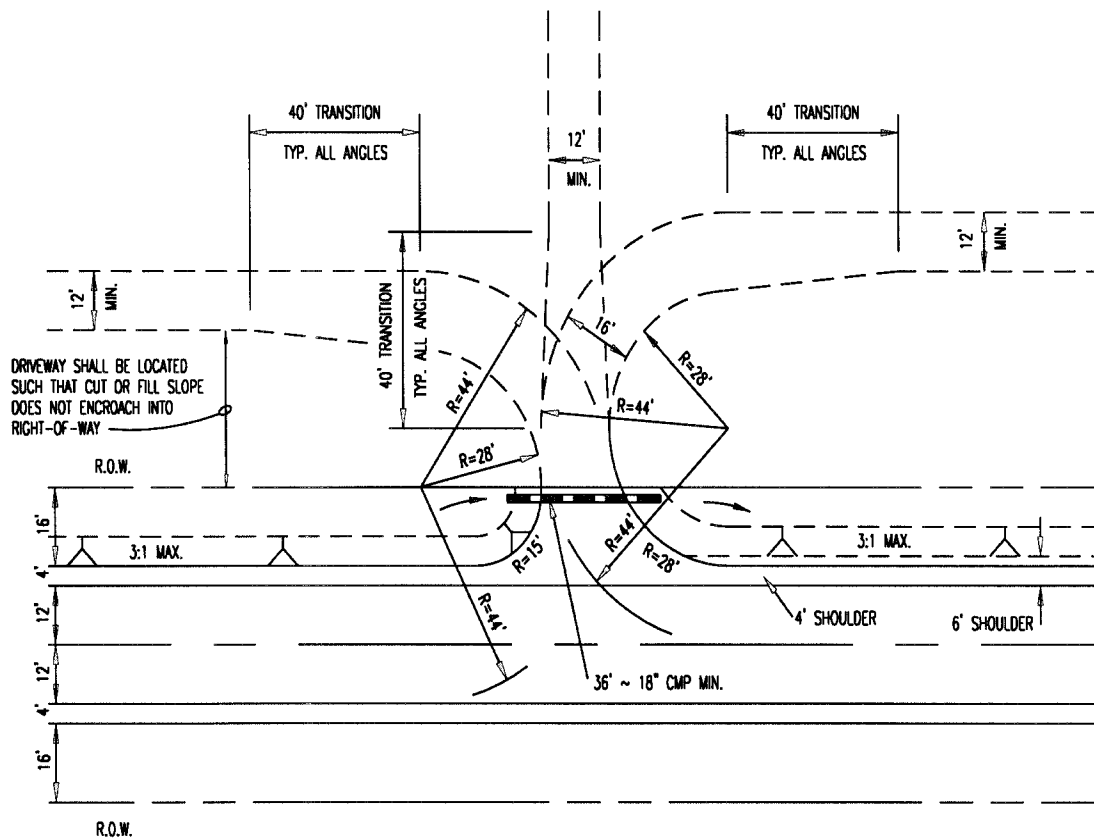


FIGURE 6.4

*SINGLE FAMILY RESIDENTIAL DRIVEWAY CONFIGURATION
RESIDENCE REQUIRING EMERGENCY ACCESS
(GREATER THAN 150 FT. FROM PUBLIC ROAD)*

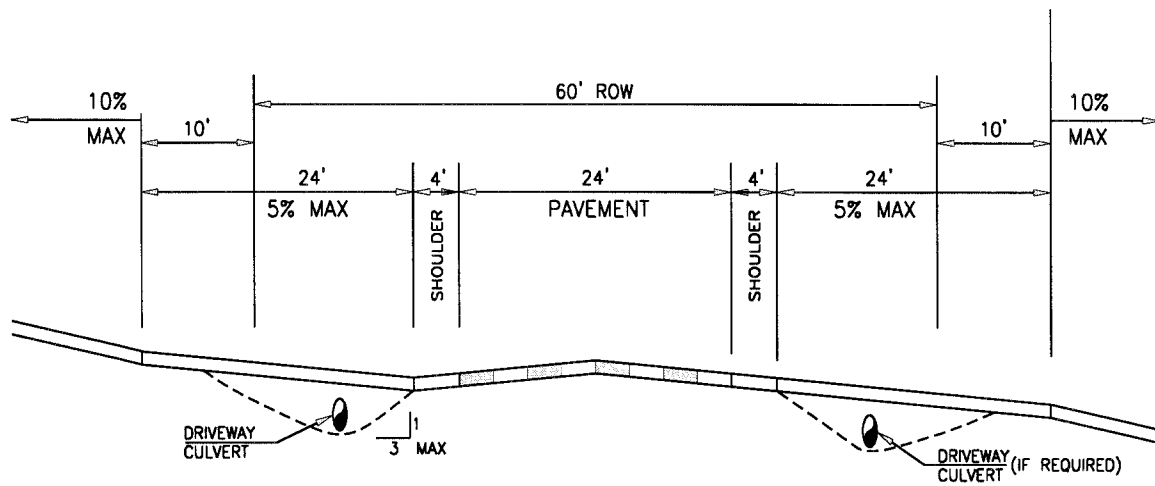
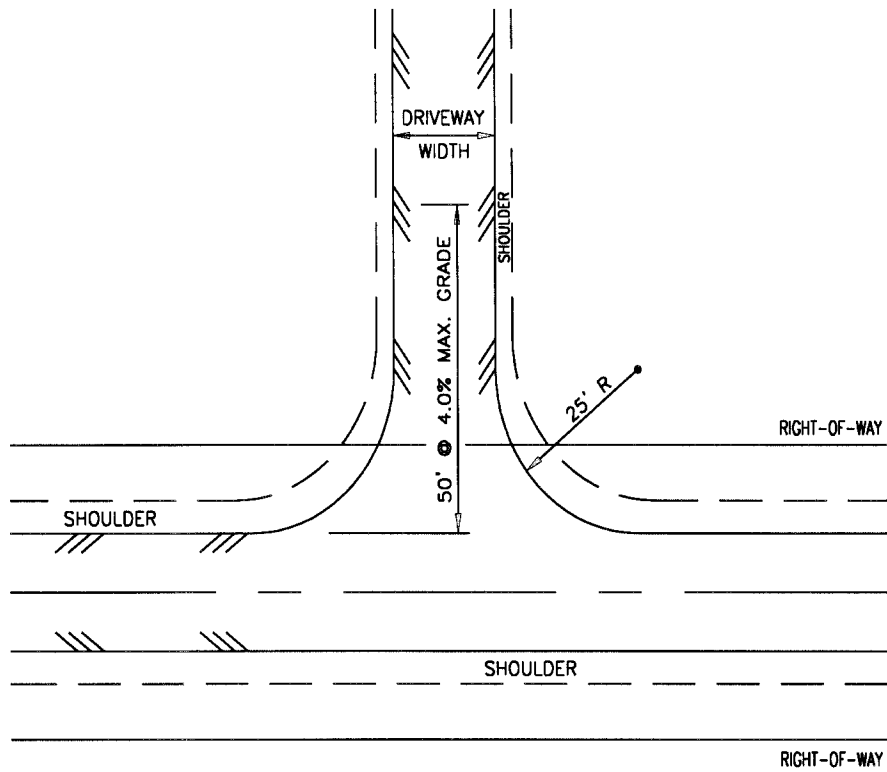


FIGURE 6.5
 SINGLE FAMILY DRIVEWAY-GRADE CRITERIA



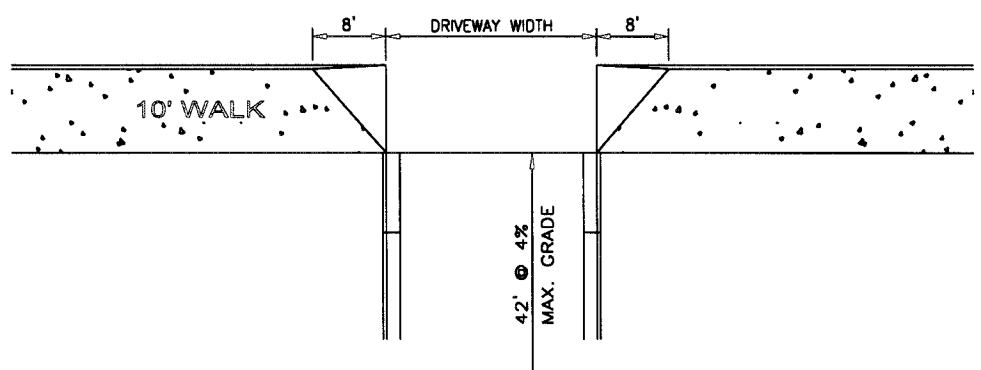
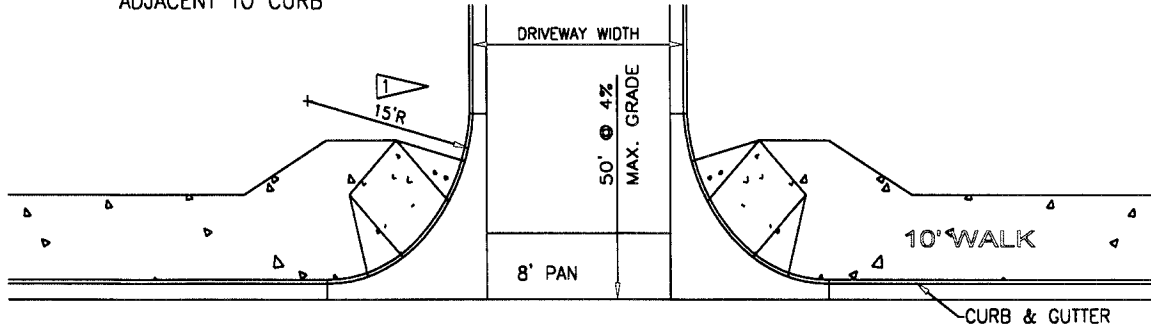
DRIVEWAY WIDTH

	<u>JOINT ACCESS</u>	<u>SINGLE ACCESS</u>
MIN.	24'	24'
MAX.	46'	36'

FIGURE 6.6

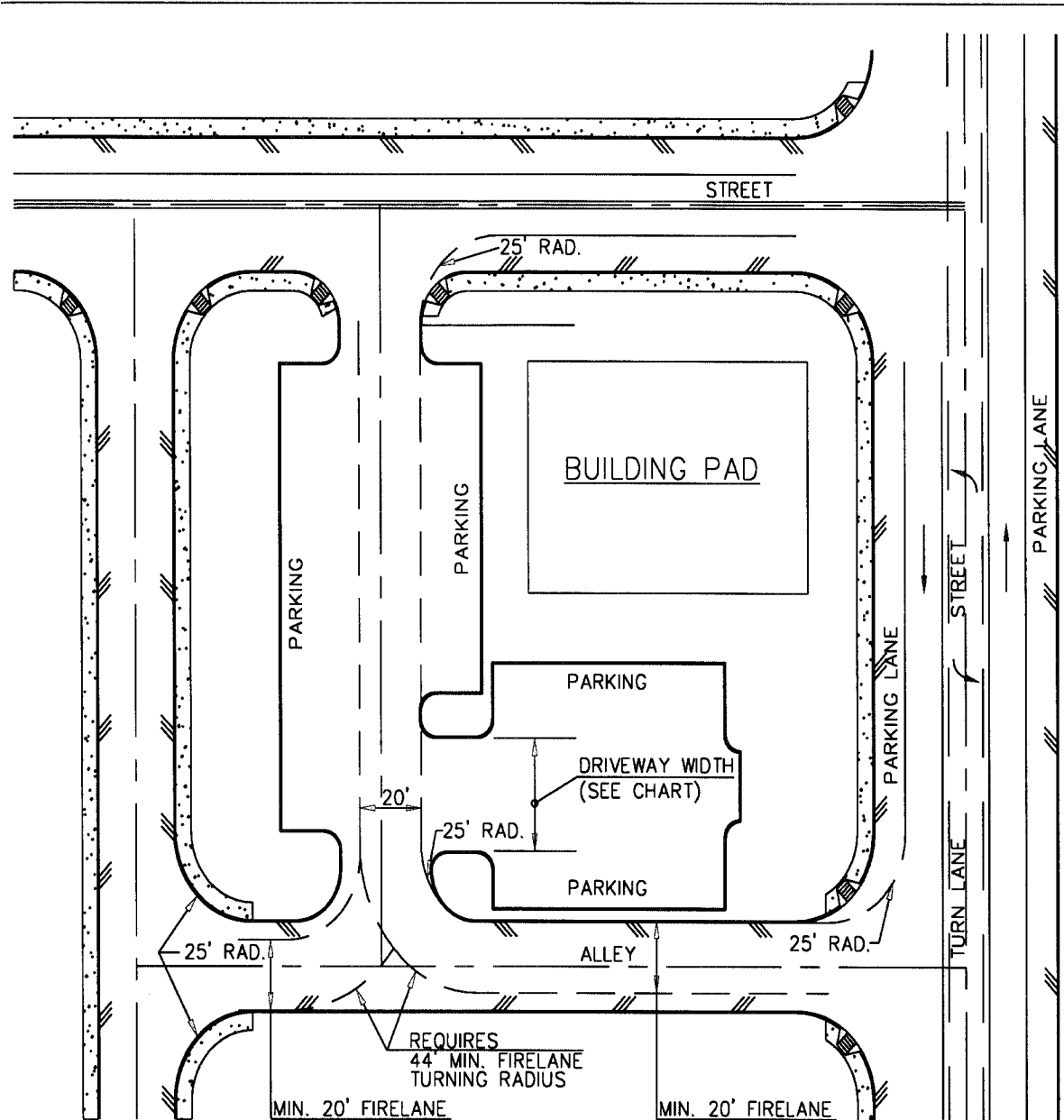
COMMERCIAL AND MULTI-FAMILY DRIVE ACCESS TO LOCAL STREET AND MAJOR COLLECTOR

INCREASE TO 25' IF DRIVING LANE IS ADJACENT TO CURB



	DRIVEWAY WIDTH	
	JOINT ACCESS	SINGLE ACCESS
MIN.	24'	24'
MAX.	46'	36'

FIGURE 6.7
COMMERCIAL AND MULTI-FAMILY DRIVE ACCESS TO COLLECTORS AND ARTERIALS FOR ZONED LOTS DC AND CI (ROADWAYS WITH CURB, GUTTER AND WALK)



NOTES:

ALL BUILDINGS SHALL BE ACCESSIBLE TO FIRE DEPARTMENT APPARATUS BY WAY OF ACCESS ROADWAYS WITH ALL-WEATHER DRIVING SURFACE OF NOT LESS THAN 20 FEET (20') OF UNOBSTRUCTED WIDTH, WITH ADEQUATE ROADWAY TURNING RADIUS (25-FOOT INSIDE RADIUS, 40-FOOT OUTSIDE RADIUS) CAPABLE OF SUPPORTING THE IMPOSED LOADS OF FIRE APPARATUS AND HAVING A MINIMUM OF THIRTEEN FEET SIX INCHES (13'-6") VERTICAL CLEARANCE.

THE ACCESS ROADWAY SHALL BE EXTENDED TO WITHIN ONE HUNDRED FIFTY FEET (150') OF ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST STORY OF ANY BUILDING. WHERE THE ACCESS ROADWAY CANNOT BE PROVIDED, APPROVED FIRE PROTECTION SYSTEM OR SYSTEMS SHALL BE PROVIDED AS REQUIRED AND APPROVED BY THE FIRE CHIEF.

THE REQUIRED WIDTHS OF ACCESS ROADWAYS SHALL NOT BE OBSTRUCTED IN ANY MANNER, INCLUDING PARKING OF VEHICLES. "NO PARKING" SIGNS AND/OR OTHER APPROPRIATE NOTICES PROHIBITING OBSTRUCTIONS MAY BE REQUIRED AND SHALL BE MAINTAINED.

FIRE EASEMENTS SHALL BE SHOWN ON THE SUBDIVISION PLAT.

FIGURE 6.8
FIRE LANE CONFIGURATION