

WEST COCALICO TOWNSHIP
PO Box 244
Reinholds, PA 17569
(717) 336-8720

DRIVEWAY PERMIT INFORMATION

The below information contains the West Cocalico Township Zoning Ordinance Standards for driveway intersections for single-family dwellings and access drive requirements for land uses other than single-family dwellings. The applicant shall demonstrate compliance with these standards prior to the issuance of a permit for a driveway. If the applicant is unable to meet any of the standards, a variance, filed in accordance with Section 2006 of the Zoning Ordinance, must be approved by the West Cocalico Township Zoning Hearing Board prior to the issuance of a permit.

Section 2006. ACCESS TO STRUCTURES

Every building hereafter erected or moved shall be on a lot adjacent to a public road or with access to an improved private road. It is the purpose of the following regulations to maintain that all structures be located on lots so as to provide safe and convenient access for servicing, fire protection, and required off-street parking.

1. DRIVEWAY REQUIREMENTS FOR A SINGLE-FAMILY DWELLING

- a. **Number per lot** – The number of driveways intersecting a street shall not exceed two (2) per lot frontage.
- b. **Driveway intersection separation distances** – Driveways shall not intersect a street within thirty (30) feet of the right-of-way lines of any abutting street, nor within five (5) feet of a fire hydrant or adjoining lot lines.
- c. **Clear sight triangle** – Driveways shall be located and constructed so that a clear sight triangle of seventy-five (75) feet measured along the street centerline and ten (10) feet along the driveway centerline, measured from the street right-of way, is maintained. No permanent obstructions more than three (3) feet in height shall exist or be placed within this area.
- d. **Slope** – A driveway shall not exceed a slope of eight (8) percent within twenty-five (25) feet of the street right-of-way line.
- e. **Road classification** – Driveway access shall be provided to the street of lesser classification when there is more than one street classification involved. Road classifications are identified in Article XVIII of this Zoning Ordinance.
- f. **Driveway width** – No driveway shall result in a curb cut which exceeds a width of twenty-four (24) feet.
- g. **PA DOT permit** – Any driveway intersecting a State-owned road shall require the acquisition of a Highway Occupancy Permit from the Pennsylvania Department of Transportation.

2. ACCESS DRIVE REQUIREMENTS FOR LAND USES OTHER THAN A SINGLE FAMILY DWELLING.

- a. **Number per lot** – The number of access drives intersecting a street shall not exceed two (2) per lot frontage.
- b. **Access drive intersection separation distances** – Distances between access drives and street intersections between two access drive intersections, measured from centerline to centerline shall be as follows:
 - (1) Intersection separation distances along arterial, major collector, and minor collector streets shall be two hundred (200) feet.
 - (2) Intersection separation distances along any other street classification shall be one hundred and twenty-five (125) feet.
- c. **Distance from side and rear property lines** – Access drives shall be at least fifteen (15) feet from side and rear property lines, with the exception that the requirement can be waived when a joint parking compound is shared by abutting properties.
- d. **Clear sight triangle** – Clear sight triangles shall be measured along the street centerline and the access drive centerline (see attached). No permanent obstruction more than three (3) feet in height shall exist or be placed within this area.
- e. **Slope** – An access drive shall not exceed a slope of four (4) percent within fifty (50) feet of the street right-of-way.
- f. **Surfacing** – All access drives shall be paved with concrete or bituminous paving material or with a material suitable to the Board of Supervisors.
- g. **Access drive width** – No driveway shall result in a curb cut which exceeds a width of thirty-six (36) feet.
- h. **PA DOT permit** – Any driveway intersecting a State-owned road shall require the acquisition of a Highway Occupancy Permit from the Pennsylvania Department of Transportation.

WEST COCALICO TOWNSHIP
APPLICATION FOR DRIVEWAY PERMIT

Application No. _____ Date _____

Name of Owner(s) _____

Owner's Mailing Address _____

Location of Property _____

Type Road _____

Briefly describe the kind of construction _____

Time of Commencement _____

Approximate date of completion _____

Applicant's Signature _____

Address _____

Telephone Number _____

Contractor _____

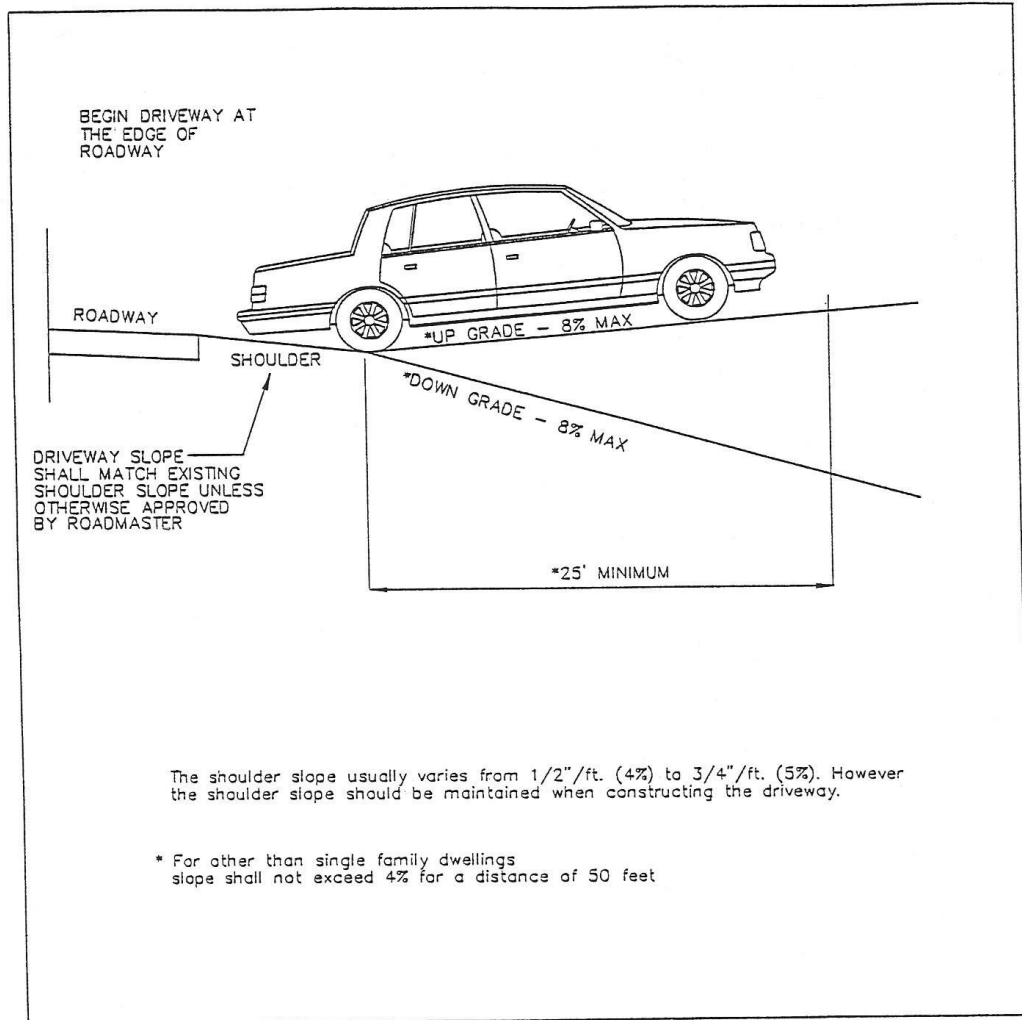
Remarks relative to construction _____

Date Permit Authorized _____

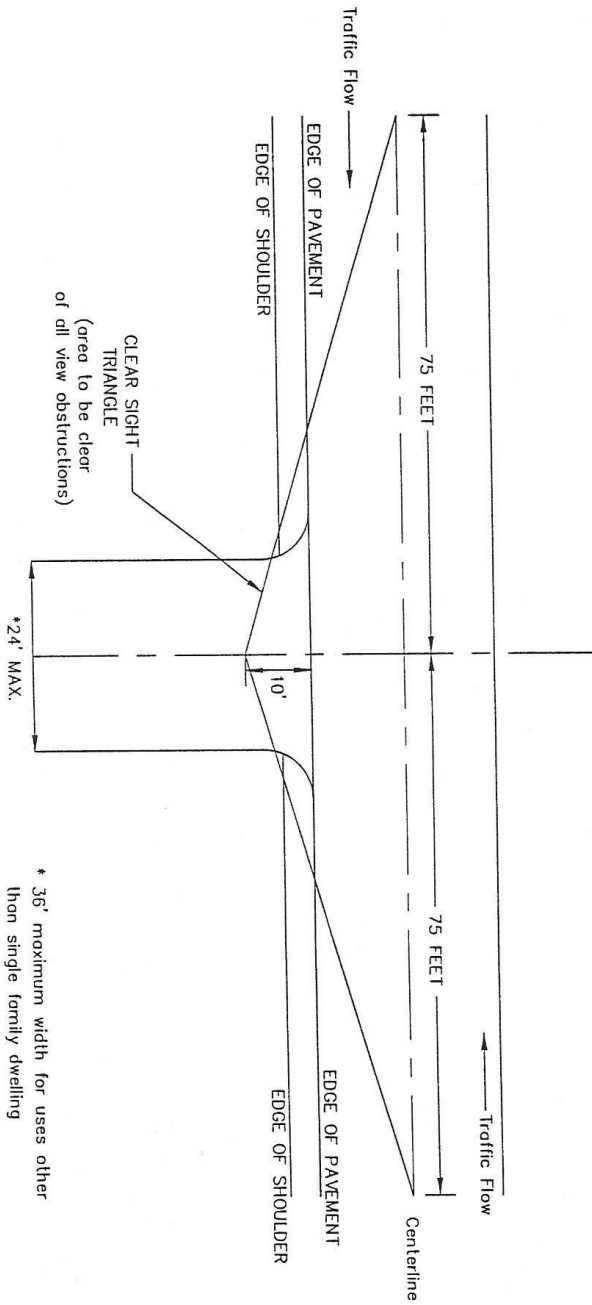
Fee _____ Authorized by _____

(name of official)

WEST COCALICO TOWNSHIP DRIVEWAY PERMIT GUIDELINES



WEST COCALICO TOWNSHIP
DRIVEWAY PERMIT GUIDELINES



* 36' maximum width for uses other than single family dwelling
All pipes to be used must have prior approval of Roadmaster.