



## City of Montclair Engineering Division Drive Approach Policy

In accordance with Section 9.16.010 of the City of Montclair Municipal Code, no construction shall be permitted within any streets or alleys of the City except by the authority of the City Engineer. All work shall be performed under permit issued by the City Engineer, or his or her duly appointed representative, and shall be constructed in accordance with the Standard Specifications for Public Works Construction, current edition, and the following requirements.

Drive approaches shall be constructed in accordance with City Standard Drawing No. 102, City Standard Drawing No. 103, or APWA Standard Drawing No. 110-1, Type A or Type B, except that thickness shall be six inches. APWA Standard Drawing No. 110-1 Type C may be used for commercial/industrial/office (C/I/O) development.

Drive approach widths shall be expressed in feet measured from bottom of 'X' to bottom of 'X.' 'X' for residential drive approaches shall be three feet. 'X' for (C/I/O) development shall be four feet. Minimum and maximum widths for drive approaches shall be as follows:

Residential:	$W_{\min} = 12$ feet; $W_{\max} = 25$ feet
Residential (Small Lot);	$W_{\min} = 8$ feet; $W_{\max} = 16$ feet
(C/I/O):	$W_{\min} = 25$ feet; $W_{\max} = 35$ feet

Variations from the maximum and minimum widths required to meet existing site conditions or development conditions are subject to the written approval of the City Engineer.

Top of 'X' shall be no less than five feet from property line prod. Exceptions to this requirement may be made based on existing conditions. However, in no case will a drive approach be allowed to encroach upon the frontage of an adjacent property as determined by the property line prod. Top of 'X' shall also be no less than five feet from the beginning or end of curb return. Drive approach shall not encroach within curb return area.

Sidewalks through or around drive approaches shall comply with Americans with Disabilities Act requirements.

A second drive approach for residential property will be permitted provided:

- A minimum distance of 25 feet is maintained between drive approaches, measured from top of 'X' to top of 'X.'
- The total length of drive approaches, measured from top of 'X' to top of 'X,' shall not exceed 50% of the total property frontage.
- Conditions of City of Montclair Municipal Code Section 11.66.015-Design standards for driveways and parking spaces on residential zoned properties are met.
- Only one drive approach per property will be permitted for small lot residential development.

Two or more drive approaches may be permitted for C/I/O development with locations subject to the written approval of the City Engineer.