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## **CHAPTER 14**

## **DRIVEWAYS**



## CHAPTER 14

### DRIVEWAYS

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## CHAPTER 14 - DRIVEWAYS

### 14.1 DRIVEWAYS - PURPOSE OF REGULATIONS

The following standards for driveways were developed for the protection of the community and for public safety.

Homeowners are reminded that yearlong maintenance activities are necessary to ensure that emergency services can access the driveway. Be advised that there may be adverse circumstances such as weather events that may preclude access to your property. Driveway, shared driveway and private road maintenance are the responsibility of the property owner(s).

\* Note: You may be required to obtain an access permit from an entity other than Teller County and still have to obtain a driveway permit from Teller County (ie. You have a lot lying in the County and you will be accessing a road right-of-way under the jurisdiction of Woodland Park), or you may be required to obtain an access permit from Teller County and still have to obtain a driveway permit from an incorporated City (ie. You Have a lot lying in an incorporated city and you will be accessing a right-of-way under the jurisdiction of Teller County). **If an access permit is required from an entity other than Teller County, you must submit a copy of that approved access permit with your driveway/access permit application.**

**The access/driveway permit must be applied for and received before any building permit can be issued.**

### 14.2 DRIVEWAYS - DEFINITIONS

Driveway: A vehicle access way that connects a single dwelling or a single nonresidential use to a road or shared driveway.

Shared Driveway: A vehicle access way that connects more than one single dwelling or nonresidential use to a road.

Private Road: A privately owned and maintained vehicle access way in a right-of-way or right-of-way tract. A new private road created on or after April 15, 1999 is subject to the full requirements of these Roadway Design and Construction Standards.

Easement: An easement is a permissive right ( deeded, recorded, notarized, Court ordered) to use an area of land for a specific purpose. The property owner retains ownership of the land area covered by the easement. Easements generally run with the land, continuing in force when the land is sold. Anytime you cross the land of others, you need an easement. If you cross property not belonging to you in order to access your property, you may be required to provide a survey drawing, performed by a licensed surveyor in the State of Colorado. If required, the survey drawing must list all of the easement documents (also you must attach all easement documents to the survey) that reference the right of ingress and egress to the subject property. These documents must be submitted at time of application. An access from a public road to the private property adjoining it is a form of an easement. An example of such an easement is an access easement that allows you to construct a driveway from your property, across another individual's property, to a County road. Another type of easement is a utility easement. Many times these utility easements are platted. Easements can either be deeded, recorded, notarized or Court ordered. When more than five (5) individual parcels utilize an easement, the driveway will be required to be named (see section 13.7.9) and becomes a "named access way".



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Named Access Way: An access way serving more than five (5) residential structures on separate parcels via easement(s). A name shall be applied for through the Planning Department and received for any access way serving more than five (5) residential structures on separate parcels. Applicant is responsible to obtain and install at their cost, the street name signs consisting of the named access road and the road to which it abuts, post, base and hardware according to the latest edition of the Manual on Uniform Traffic Control Devices, latest edition, within ninety (90) days of the name approval by the Planning department.

**14.3 DRIVEWAYS THAT ARE SUBJECT TO THESE REGULATIONS**

14.3.1 The standards of this chapter **apply** to:

- (1) Any new driveway connecting to an existing or proposed driveway, shared driveway, named access way, private road, or public road;
- (2) Any new shared driveway connecting to an existing or proposed driveway, shared driveway, named access way, private road, or public road, and
- (3) Any driveway that is changed to a shared driveway or named access way.

14.3.2 The standards of this chapter **do not apply** to:

- (1) Modification of a driveway existing prior to April 15, 1999, where the driveway remains a driveway after the modification;
- (2) Modification of a shared driveway existing prior to April 15, 1999;
- (3) Shared driveway existing prior to April 15, 1999 serving single family dwellings to which additional driveways serving single family dwellings are connected; and
- (4) Any new driveway serving an agricultural or mining use not involving a habitable or regularly used structure (an example would be a driveway connecting a ranch house to a pasture).

**14.4 DRIVEWAY INSPECTION**

When submitting a driveway application, please be advised that the permit will take up to ten (10) working days to be issued, assuming all necessary paperwork (ie. Easements) is submitted. Driveways will be inspected by the County at the time of access inspection. Inspection for driveways under 150' in length (from the furthest point of the structure) will be inspected for no additional charge. Inspection for driveways over 150' in length (from the furthest point of the structure) will have an additional fee charged. See Appendix H for fee schedule.

Note: Driveways must be cleared of any items (such as snow) which will not allow sufficient visual inspection of the driveway. If we cannot visually see the driveway and any appurtenances present, we cannot make an inspection of it. If an inspection is requested and we cannot inspect the driveway a re-inspection charge will apply (see Appendix H for fee schedule).

**14.5 GATED ENTRANCES**

14.5.1 The clear opening provided through the gate shall be 2 ft wider than the traveled way.

14.5.2 All gates shall be located at least 30 feet from the traveled portion of the public right-of-way and shall open away from roadway, allowing a vehicle to stop without obstructing traffic on the public road.



## 14.6 DRIVEWAYS (INCLUDING SHARED DRIVEWAYS)

### 14.6.1 Modification of these requirements.

#### 14.6.1.1 Areas covered by a legally organized Fire District.

In an area in which a legally organized Fire District exists, if the driveway exceeds the maximum grade allowed or does not meet the minimum radii, the responsible Teller County personnel may approve modification of these requirements where the Fire District Chief recommends an alternative means of providing adequate fire protection for the structure. These alternative means may include one or more of the following examples, but not be limited to: Type of building materials used in the construction of the structure, residential sprinkler system according to NFPA standards, water storage tank(s), standpipe installation. Additionally, applicant must develop and submit a Wildland Urban Interface Mitigation Plan: The applicant will present a plan for the mitigation of hazards associated with the wildland urban interface. The applicant shall develop their plan in accordance with the Colorado State University Extension document titled "Creating Wildfire Defensible Zones", no. 6.302, and specifically address fuels in zones 1 & 2. This plan should include a map of structure and adjacent fuels. The resident will be responsible for maintaining the defensible space throughout the life of the structure. Upon notification to the applicant by the County that the driveway fails inspection due to the grade and/or radii requirements, the applicant may send a letter (\*and the appropriate fee) to the County requesting a modification of the requirements. The County will within 15 working days send a letter to the Fire Chief having jurisdiction requesting that the Chief provide a recommendation of an alternative means of providing adequate fire protection for the structure to be served by the driveway. The Chief will within 15 working days send a letter to the County describing the alternative means required. Once the Chief's letter is received by the County, the County will within 15 working days send a letter to the applicant describing what alternative means will be required on site, in addition to the Wildland Urban Interface Mitigation Plan, in order to gain an approved final inspection. \*= Please note that if a modification is applied for under this section, an additional fee of \$50.00 will need to be paid to the Fire District having jurisdiction.

#### 14.6.1.2 Areas NOT covered by a legally organized Fire District.

In an area in which no legally organized Fire District exists, if the driveway exceeds the maximum grade allowed or does not meet the minimum radii, the responsible Teller County personnel may approve modification of these requirements where the Teller County Fire Chief's Association recommends an alternative means of providing adequate fire protection for the structure. These alternative means may include one or more of the following examples, but not be limited to: Type of building materials used in the construction of the structure, residential sprinkler system according to NFPA standards, water storage tank(s), standpipe installation. Additionally, applicant must develop and



submit a Wildland Urban Interface Mitigation Plan: The applicant will present a plan for the mitigation of hazards associated with the wildland urban interface. The applicant shall develop their plan in accordance with the Colorado State University Extension document titled "Creating Wildfire Defensible Zones", no. 6.302, and specifically address fuels in zones 1 & 2. This plan should include a map of structure and adjacent fuels. The resident will be responsible for maintaining the defensible space throughout the life of the structure. Upon notification to the applicant by the County that the driveway fails inspection due to the grade and/or radii requirements, the applicant may send a letter (\*and the appropriate fee) to the County requesting a modification of the requirements. The County will within 15 working days send a letter to the Teller County Fire Chief's Association requesting that the Teller County Fire Chief's Association provide a recommendation of an alternative means of providing adequate fire protection for the structure to be served by the driveway. The Teller County Fire Chief's Association meets only once a month, generally the third Friday of each month. The Teller County Fire Chief's Association will within 30 working days send a letter to the County describing the alternative means required. Once the Teller County Fire Chief's Association letter is received by the County, the County will within 15 working days send a letter to the applicant describing what alternative means will be required on site, in addition to the Wildland Urban Interface Mitigation Plan, in order to gain an approved final inspection. \*= Please note that if a modification is applied for under this section, an additional fee of \$100.00 will need to be paid to the Teller County Fire Chief's Association.

- 14.6.2 Driveway entrance (access). All curb cuts, driveway entrances, or other private ways shall be of sufficient width to permit safe travel by emergency vehicles at all times of year. Driveway access (in accordance with Chapter 13 of these Roadway Standards) shall be constructed in such a manner as not to impede the normal flow of traffic on any public or private road.
- 14.6.3 Drainage. Drainage improvements shall be provided when needed to protect a public or private road to which the driveway connects.
- 14.6.4 Highway access. Access to a State Highway shall comply with the State Highway Access Code. Contact the Colorado Department of Transportation (CDOT) for further information.
- 14.6.5 Easement or Right-of-Way (needed when property is being crossed not belonging to you) The vehicle access easement or right-of-way shall be of sufficient width to accommodate the traveled way (width dependent according to 14.6.6 below), drainage, parking (if any), grade modification, or vegetation modification related to the construction and maintenance of the driveway. Easement(s) shall be provided by property owner(s) where needed to comply with this requirement. You may be required to provide a survey drawing, performed by a licensed surveyor in the State of Colorado. If a survey is required, the survey drawing must list all of the easement documents (also you must attach all easement documents to the survey) that reference the right of ingress and egress to the subject property.
- 14.6.6 Driving surface and clear horizontal Width.



- 14.6.6.1 For a single family dwelling (including several single family dwellings served by a driveway or shared driveway), including their accessory uses and structures, a driveway less than 150 feet in length (from the furthest point of the structure) shall have an unobstructed surface width of at least 10 feet.
- 14.6.6.2 For a driveway longer than 150 feet in length (from the furthest point of the structure), the minimum unobstructed driving surface width of the driveway shall be at least 10 feet and the horizontal clear width shall be at least 12 feet.
- 14.6.6.3 For any use other than a single family dwelling or agricultural use, the minimum unobstructed width of the driveway shall be at least 20 feet.
- 14.6.7 Vertical Clearance. All driveways subject to these regulations shall have a minimum unobstructed vertical clearance of 13 feet 9 inches.
- 14.6.8 Grades. Every attempt should be made for a driveway to follow the natural contour of the land. (For a variance to the requirements of this section, (See Section 14.6.1 regarding modifications.)
- 14.6.8.1 For a single family dwelling (including several single family dwellings served by a driveway or a shared driveway), or for any agricultural structure located within 150 feet in length (from the furthest point of the structure) of a public or private road, or for any agricultural use not involving a structure (such as a driveway connecting a ranch house to a pasture), or for any mining structure within 150 feet in length (from the furthest point of the structure) of a public or private road, or for any mining use not involving a structure, there is no maximum grade requirement for a driveway or shared driveway.
- 14.6.8.2 For a single family dwelling (including several single family dwellings served by a driveway or a shared driveway) or an agricultural structure located more than 150 feet in length (from the furthest point of the structure) from a public or private road, or for any mining structure located more than 150 feet in length (from the furthest point of the structure) of a public or private road, the driveway or shared driveway shall have a maximum grade of 17% (for a variance to the requirements of this section, see section 14.6.1 regarding modifications).
- 14.6.8.3 For or any use other than those mentioned in this section 14.6.8 concerning grade, the maximum grade is 10%.
- 14.6.9 Surface Treatment. For a single family dwelling or an agricultural use, including their accessory uses and structures, or for any mining use not involving a structure, the driveway shall have an all weather surface, such as decomposed granite or gravel. For any other use, the drive and any roadway structure shall be graded and surfaced and of sufficient design to support the weight of 20-ton vehicles.
- Note: If a driveway located on a gravel roadway is to be hardsurfaced, the hardsurfacing may not extend into the right of way, it must stop at the property line.
- 14.6.10 Turnout or passing area. For a single family dwelling, a driveway exceeding 1,000

feet in length (and the full length is not visible), shall provide up to 4 turnouts depending on sight distance, each at least 60 feet long.

14.6.11 Turnaround. All driveways exceeding 150 feet in length (from the furthest point of the structure) and serving structures 35 or less in height shall end with a hammerhead or cul-de-sac turnaround with a minimum 35 foot inside radius located not more than 150 feet in length (from the furthest point of the structure) and must not contain a grade greater than 4% at the turnaround area. All driveways longer than 150 feet in length (from the furthest point of the structure) and serving structures greater than 35 feet in height shall end with a hammerhead or cul-de-sac turnaround with a minimum 42 feet inside radius located not more than 150 feet in length (from the furthest point of the structure) and must not contain a grade greater than 4% at the turnaround area.

14.6.12 Curves. All driveways longer than 150 feet in length (from the furthest point of the structure) and serving structures 35 feet or less in height shall have no turns sharper than 35 foot inside radius. All driveways longer than 150 feet in length (from the furthest point of the structure) and serving structures greater than 35 feet in height shall have no turns sharper than 42 feet inside radius (for a variance to the requirements of this section, (See Section 14.6.1 regarding modifications.)

14.6.13 Parking - shared driveway only. No parking is to be allowed in the traveled way of a shared driveway.

14.6.14 Clearance from property lines. All driveways shall maintain a minimum five (5) feet clearance from adjoining properties unless there is a shared driveway constructed along the property lines. The shared driveway may only be constructed on the property line where the driveway is actually shared. At the point where the driveway is no longer shared, the minimum five (5) feet clearance from adjoining property lines must be used.



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