

## Driveways

### *General Considerations*

The widening, extension or addition of driveways, or turnarounds shall be consistent with the overall image and character of the community. They should be located and designed to minimize their visual and acoustical impact on neighboring properties.

In general, the size of the driveway shall be appropriate for the size of the property on which it is located. It should be constructed on natural grade using a material that is consistent with other driveways in the neighborhood.

Additions/alterations to existing driveways must incorporate the same material, color and detailing as the original driveway.

Approval is not required for the replacement of an existing, approved driveway as long as the same material and footprint is used.

Due to the proximity of units, the addition/alternation of driveways are generally prohibited in **attached housing**; applications will be reviewed on a case-by-case basis.

### *Specific Guidelines*

- Design and location should minimize the removal of trees and other significant vegetation.
- Changes in grade or drainage pattern must not adversely affect adjoining properties.
- More than one driveway will not be approved on any one property.
- Driveway access from the street should be easy and direct. Maximum grade should relate to the length of the driveway and generally should not exceed 12%.
- Driveways shall only connect to the street where curb cuts have been provided.
- Driveways that are widened must be tapered to merge with the existing driveway or the street apron. (Refer to illustration 1 & 2)
- For houses with front-loading garages, the driveway extension should not extend past the front edge of the house. (Refer to illustration 3) For houses with side loading garages, driveway extensions should not extend past the wall in which the garage doors are located. (Refer to illustration 4)
- A driveway or parking area in the rear yard is not permitted.
- Driveways must be constructed of asphalt, concrete, or other approved special paving. Where appropriate, the use of a material such as “grass-crete” or plastic rings, which allow grass to grow through the hard surface and soften the appearance of the paved area, may be appropriate. Loose gravel and unpaved driveways are prohibited.
- Landscaping may be required to compensate for the removal of vegetation and to screen the driveway.

BROADLANDS  
*Modifications Subcommittee Design Guidelines*

**Driveways – continued**

***Submission Requirements***

- A copy of the property plat showing the house, property lines, easements, existing driveway, any accessory structures, fencing or significant vegetation. In addition, the proposed driveway addition/extension must be drawn (to scale) on the property plat showing the location and measurements.
- A detailed drawing of the proposed driveway alteration with measurements.
- Photographs showing the location of the proposed driveway or extension.
- If grading is involved, a plan showing the change in grade, any retaining walls that will be required.
- A description of the proposed paving materials.
- A landscape plan showing proposed plantings, as applicable.