



Planning Commission
App. No. 090-2014-TA

Zoning Text Amendment Guilford Township

Meeting: December 2, 2014
Applicant: Guilford Township Zoning Commission (GTZC)
Hearing: December 11, 2014 (Zoning Commission)
Amendment: Section 6.5 Driveways (Residential)
Reviewer: Rob Henwood

Proposal: The GTZC proposes edits to Section 6.5 Driveways. The proposed edits are intended to provide specifications to residents for the construction of driveways in the Residential District. Proposed deletions are shown as ~~struck through~~ and proposed new text is underlined. Staff comments are contained in the proposed submitted text below and are *italicized*.

RESIDENTIAL DISTRICT: SECTION 6

6.5 – DRIVEWAYS

- 1 - Maximum one (1) single family dwelling per driveway.
- 2 - All lots shall have a driveway with a minimum width of sixteen (16) feet unobstructed, with a minimum of ten (10) feet driving surface placed in the center of the sixteen (16) foot width. i.e.; no trees, fencing, shrubs, etc.
- 3 - Where a driveway crosses a filled ravine, the graded surface shall have marked seeded banks having a slope not less than three (3) horizontal feet to one (1) vertical foot.
- 4 - Where a curve occurs in a driveway, the inside edge of the drive surface shall have a minimum radius of thirty-five (35) feet.
- 5 - Exact location of a driveway shall be shown on a site plan presented to the Township Zoning Inspector when applying for a Zoning Permit. The proper permits for the driveway from the Medina County Engineer's Office, if on a Township or County road or from the Ohio Department of Transportation, District 4, if on a State Route, shall also be presented at this time. *Medina County is part of the Ohio Department of Transportation (ODOT) District 3. While this is not part of the proposed amendment, the township should list the correct district.*
- 6 - All driveways or the beginning of a slope must be a minimum of ten (10) feet from all side and rear lot lines.
- 7 - ~~All applications for a driveway Zoning Permit shall have attached thereto the construction specifications, prepared by a registered civil engineer, with certification to bear a minimum weight as specified by loading requirements of State of Ohio Code HS-20.~~ All driveways shall be hard surfaced and constructed with a minimum of the following: Constructed over compacted clay subgrade, then 6" of #1 and #2 crushed limestone, then 4" of ODOT #304 crushed limestone, rolled for compaction, then 1" of #8 limestone for the top layer. Then if desired concrete, asphalt, etc. on top.
 - a. *The term "hard surfaced" generally indicates a paved or impervious surface. This is inconsistent with the second sentence which indicates paving is optional. The township should specify if paving is required.*

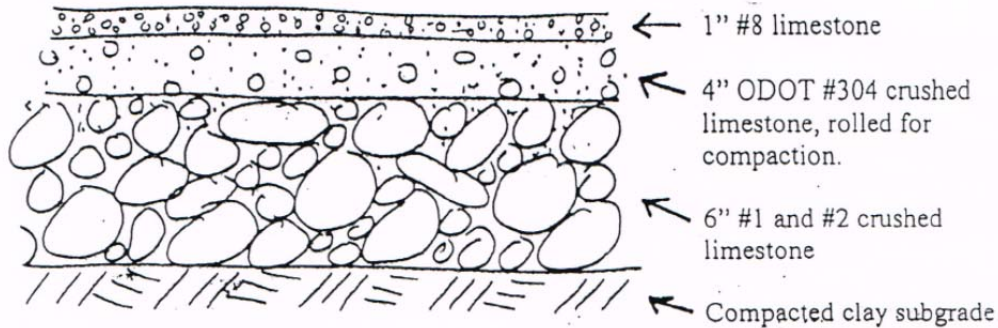
- b. *The Zoning Inspector would need to conduct inspections during driveway construction in order to ensure appropriate materials are used. It is not clear if there is an appropriate mechanism in the zoning resolution that would require such inspections.*
- c. *The township is proposing construction standards for driveways; this appears to be an attempt to regulate beyond land use. It is staff's opinion that such action is outside of the authority of townships and recommends that the township seek the opinion of the Prosecutor's Office prior to moving forward with this language.*

The township should consider language that requires proposed driveways be constructed with sufficient weight bearing capacity to support the weight of emergency response vehicles.

- 8 - ~~All driveways shall be hard surfaced. i.e. concrete, gravel, limestone, asphalt, etc. The driveway shall not be located in a watercourse, drainage ditch or swale. Where the driveway must cross a watercourse, ditch or swale, bridging, culverts, or other means shall be used to prevent flooding and provide for adequate drainage of water flow along the waterway. Construction specifications for a driveway with a bridge or culvert shall be prepared by a registered civil engineer, with certification to bear a minimum weight as specified by loading requirements of State of Ohio Code HS-20. The building of the driveway shall in no manner inhibit or modify the water flow characteristics of the surrounding areas.~~
 - a. *According to Highway Engineer's staff, the HS-20 design load standard is intended to evaluate the load bearing capacity of structures; this standard would only be applicable to a bridge and not to a driveway. The township should consider redrafting this section to clarify that plans prepared by a civil engineer are required for bridges or other structures used in conjunction with a proposed driveway. The reference to State of Ohio Code HS-20 would then be appropriate as it applies to the proposed structure/s.*
 - b. *Is it necessary to have all driveway culverts reviewed by a civil engineer? Will this level of review be required when a driveway is replaced? This is excessive.*
- 9 - ~~The driveway shall not be located in a watercourse, drainage ditch or swale. Where the driveway must cross a watercourse, ditch or swale, bridging, culverts, or other means shall be used to prevent flooding and provide for adequate drainage of water flow along the waterway. The building of the driveway shall in no manner inhibit or modify the water flow characteristics of the surrounding areas. If the driveway exceeds five hundred (500) feet in length, there shall be a ten (10) foot by fifty (50) foot long pullout every five hundred (500) feet.~~
- 10 - ~~If the driveway exceeds five hundred (500) feet in length, there shall be a ten (10) foot by fifty (50) foot long pullout every five hundred (500) feet. See Appendix #11~~

APPENDIX 11: DRIVEWAY CONSTRUCTION REQUIREMENTS

The proposed driveway shall consist of a minimum of the following aggregate section, 12 feet wide.



§ 6.5.2 above indicates that the “driving section” of a proposed driveway be a minimum of ten feet wide whereas the figure for Appendix 11 above indicates an “aggregate section” is to be 12 feet wide. The appendix should be consistent with the proposed text.

Recommendation: Staff recommends the MCPC **DISAPPROVE** the proposed amendment to the Guilford Township Zoning Resolution for the following reasons:

1. Proposing construction standards for driveways is beyond the authority of townships.
2. Requiring the review of all proposed culverts by a civil engineer is overly restrictive.

R:\arcview\wp_planning\Text_Amend\guilford\2014\guilford_twp_ta_12022014_txt.docx