

ORDINANCE NO. 2026-31

CITY OF CLYDE, OHIO

**CREATING CHAPTER 907, "DRIVEWAYS, DRIVEWAY APPROACHES, AND CURB CUTS"
OF THE CODIFIED ORDINANCES OF THE CITY OF CLYDE.**

BE IT ORDAINED by the Council of the City of Clyde, State of Ohio:

SECTION 1. Chapter 907, "Driveways, Driveways Approaches, and Curb Cuts", of the Codified Ordinances of the City of Clyde, Ohio, is hereby created as shown in attached Exhibit "A."

Adopted: 4-21-2026

Authorized: 

Attest: Janet R. Dickman

Approved to form: 

Exhibit A

CHAPTER 907. – DRIVEWAYS, DRIVEWAY APPROACHES, AND CURB CUTS

Sec. 907.01. - Responsibility.

Property owners are responsible for maintaining, repairing, and replacing the driveway approach unless the City is reconstructing and/or changing the grade of the street and requires the reconstruction of driveway approaches.

Sec. 907.02. – Definitions

Driveway: A private vehicular access area located on private property.

Driveway Approach (Apron): The portion of a driveway located within the public right-of-way, extending from the edge of pavement or curb to the property line.

Curb Cut: Any opening or removal of curb to provide vehicular access.

Right-of-Way (ROW): Land dedicated or otherwise used for public streets, sidewalks, avenues, boulevards, lanes, alleys, public thoroughfares, and utilities,

Sight Triangle: The triangular area at intersections or driveways that must remain free of visual obstructions.

Permanent Surface: Asphalt, concrete, or approved paver systems designed for vehicular use.

City Manager: The City Manager or authorized designee.

Sec. 907.03 – Permit Required

(a) Without first obtaining a permit, no person shall:

- (1) Construct, reconstruct, widen, relocate, or remove any driveway approach.
- (2) Cut, alter, or remove any curb.
- (3) Perform any work within the public right-of-way related to driveway access.

(b) A permit is not required when:

- (1) The driveway is replaced in the exact same location.
- (2) The width, grade, and material remain unchanged, and no work occurs within the public right-of-way.

(c) Applications shall include:

- (1) Site plan showing location, width, and distances to intersections.
- (2) Drainage provisions.
- (3) Material specifications.

(d) Permits shall expire after 180 days if work has not commenced.

(e) Pre-construction and final inspections are required.

(f) Fees shall be determined by Council ordinance. The schedule of fees shall be available at the office of the city manager and on the official website of the City.

Sec. 907.04 – General Standards

- (a) One driveway per street frontage is permitted.
 - (1) Additional driveways may be approved upon demonstration of necessity and safety.
- (b) No driveway shall:
 - (1) Be located within 25 feet of an intersection (residential) or 50 feet (arterial/collector), unless approved by the City Manager.
 - (2) Be located within a sight triangle.
 - (3) Interfere with traffic control devices, utilities, or drainage structures.
- (c) Driveways shall be spaced a minimum of:
 - (1) 40 feet (residential)
 - (2) 60 feet (commercial)unless otherwise approved.

Sec. 907.05 – Prohibitions

No person shall:

- (a) Construct or modify a driveway without a permit where required.
- (b) Allow drainage from a driveway to discharge onto sidewalks or streets in a manner that creates a hazard.
- (c) Park or store vehicles within the right-of-way except on approved surfaces.
- (d) Construct a driveway within a designated sight triangle.
- (e) Use unapproved materials within the right-of-way.
- (f) Obstruct sidewalks or accessible routes.

Sec. 907.06 – Curb Cuts

- (a) All curb cuts shall require approval and comply with City standards.
- (b) Maximum width at curb line:
 - (1) Residential: 30 feet
 - (2) Commercial: 45 feet
- (c) Minimum spacing between curb cuts:
 - (1) 40 feet
- (d) A concrete driveway approach shall be installed within 30 days of curb cut completion.
- (e) If the property owner fails to complete the required work:
 - (1) The City may complete the work.

- (2) Costs plus 10% administrative fee shall be assessed to the property owner and may be certified to the County Auditor for collection.

Sec. 907.07 – Construction Specifications

- (a) All driveway approaches within the right-of-way shall be concrete.
- (b) Private driveways shall be constructed of permanent surfaces, except as permitted below.
- (c) Gravel driveways are permitted only:
 - (1) Outside the right-of-way.
 - (2) In areas without curbs and gutters.
 - (3) When properly graded and maintained.
- (d) Thickness
 - (1) Residential concrete: 6 inches minimum
 - (2) Commercial concrete: 8 inches minimum
- (e) Subbase
 - (1) Shall consist of compacted aggregate (#57, #304, or #411 limestone).
- (f) Drainage
 - (1) Driveways shall not alter natural drainage in a manner that creates a hazard.
 - (2) Culverts shall be required where drainage ditches exist.
- (g) Maximum driveway slope: 12%, unless otherwise approved.
- (h) Sidewalks and Accessibility
 - (1) Driveways crossing sidewalks shall comply with PROWAG.
 - (2) Sidewalk grade shall be maintained across driveways.
 - (3) Replacement of sidewalk panels shall be required where disturbed.

Sec. 907.08 – Driveway Width and Area

- (a) Residential
 - (1) Width at ROW: 10–20 feet
 - (2) Width at curb: 12–30 feet
- (b) Commercial / Mixed Use
 - (1) Width at ROW: 22–30 feet
 - (2) Width at curb: up to 45 feet
- (c) Maximum Coverage
 - (1) Driveways shall not exceed:
 - a. 35% of front yard area

- b. 50% for cul-de-sac lots
- (d) Total driveway width per frontage shall not exceed 40% of lot frontage, unless approved by the City Manager.

Sec. 907.09 – Maintenance and Responsibility

Property owners shall:

- (a) Maintain driveway approaches in safe condition.
- (b) Repair damage to public infrastructure caused by driveway use or construction.
- (c) Keep driveways free of vegetation and debris.

Sec. 907.10 – Nonconforming Driveways

- (a) Any expansion or reconstruction shall require compliance with this chapter.

Sec. 907.11 – Enforcement

- (a) The City may issue stop-work orders for violations.
- (b) Violations shall be corrected within a specified time.
- (c) The City may perform corrective work and assess costs to the property owner.

Sec. 907.12 – Penalties

- (a) Civil Penalties
 - a. \$100–\$500 per day per violation.
- (b) Criminal Penalties
 - a. First offense: Minor misdemeanor
 - b. Subsequent offenses: Fourth-degree misdemeanor
- (c) Each day a violation continues constitutes a separate offense.

Sec. 907.13 – Appeals

Any person aggrieved by a decision under this chapter may appeal to the Board of Zoning Appeals in accordance with the process outlined in Chapter 109: Standard Appeals Process.