

1. SUBJECT FRONT YARD PARKING**2. DEFINITIONS**

Front yard parking – Paved area that provides a single parking space located in the front yard of an existing dwelling.

3. DRAWINGS

AS-542-C – Front Yard Parking

AS-542-A – Maximum Curb Cut for Residential Driveways with No Garage, Single & Double or More Car Garages

AS-542-B – Maximum Curb Cut for Residential Driveways on Corner Lots

AS-221 – Residential Drive – Asphalt

AS-222 – Residential Drive – Concrete

4. BEST PRACTICE

The following residential driveway options are available:

1. A driveway for a front yard parking space shall not exceed a maximum curb cut or edge of pavement width of 4.5m (15') (in accordance with AS-542-C).
2. A front yard parking space and driveway is required to be hard surfaced within twelve (12) months from the issuance of a driveway permit.
3. A minimum distance of 5.5m (18') in length and 2.5m (8') in width is required to create one parking space. Where insufficient area is available for the parking space to be entirely on private property, this space may extend into the right-of-way, however, shall commence at the front face of dwelling without any obstruction of the sidewalk.
4. Approval by the Building Department and compliance with the zoning by-law are required for front yard parking to be permitted.
5. Front yard parking is permitted where existing side yard widths are less than 2.5m (8').
6. Front yard parking is permitted where no other parking is or may be made available on site. (for example from a paved alley)

5. RELATED BEST PRACTICES

Driveway Requirement Policies – BP2.2.1

Alley Access – BP2.3.2

6. RELATED CITY SPECIFICATIONS

S-4 - Selected Granular Base Courses

S-6 – Concrete Sidewalk and Driveway Approaches

S-9 – Concrete

S-10 – Hot Mix, Hot Laid Asphaltic Concrete

S-14 – Sodding and Topsoil

S-15 – Seeding Roadway Areas by Hydraulic Seeding and Mulch Cover Method

Mario Sonogo
City Engineer or Designate

January 2, 2014
Date

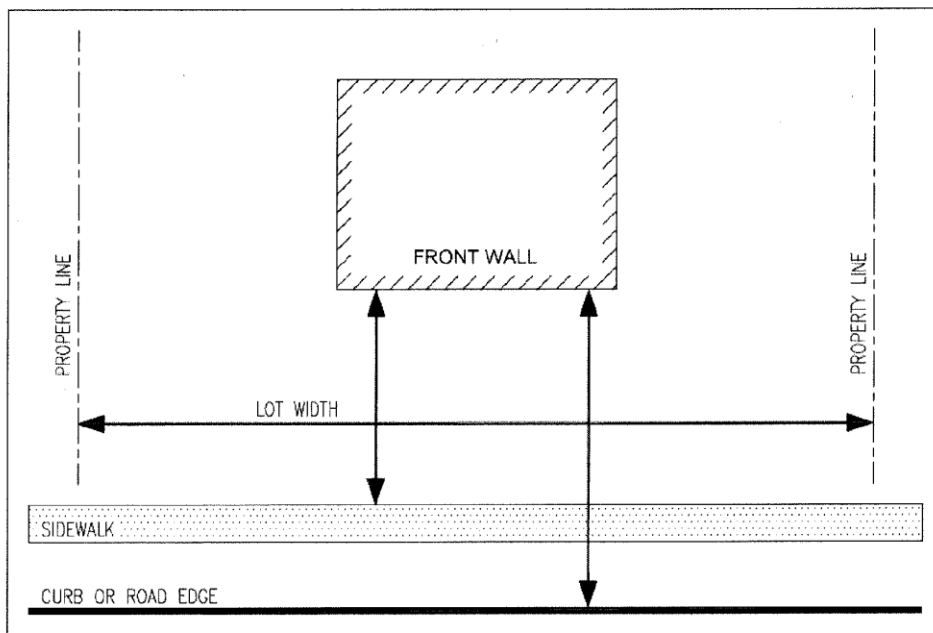
Attachments – By-law 92-2003 information, AS-542-C



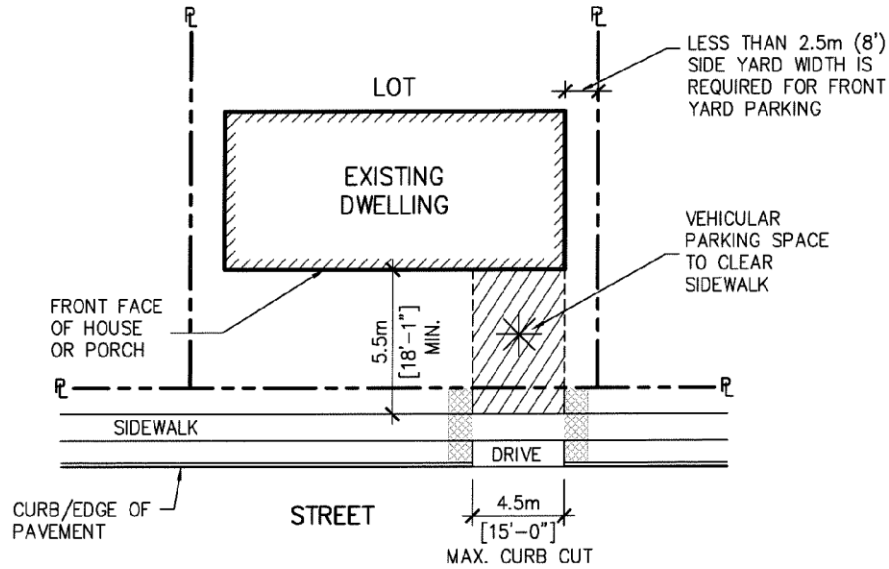
**THE CORPORATION OF THE CITY OF WINDSOR
ENGINEERING – DEVELOPMENT & GEOMATICS
DRIVEWAY APPROACHES – FRONT YARD PAVING**

According to By-law 92-2003, the following conditions will apply to front yard paving where the purpose is other than the standard side yard driveway and garage access:

- The pavement must be one (1) metre from any above ground utilities structure (i.e. fire hydrants, pedestals, light poles, etc)
- Must pave your driveway AND approach within 12 months – extensions to be considered separately
- Interlocking brick must have a 12” (30.5 cm) base of stone
- Full depth black expansion joints apply at the curb/sidewalk
- Corner lot properties cannot be paved at radius of curb on road
- If pavement is within one (1) metre of the base of a tree, you must contact Parks and Forestry at 253-2300 for approval
- Any deviation from the permit requirements must be made with an approved dimensioned site plan and brought to the Building Department (4th Floor). See diagram below for example of site plan information
- Inspection required – 255-6257
 - Must call for base inspection **BEFORE** pouring or paving
 - Please allow one (1) day notice for inspection
 - Call for final inspection when complete – forms removed, saw-cuts complete, backfill levelled.
- All concrete within the right-of-way must have a broomed or non-slip finish
- When cleanout is located in driveway, City recommends a cast iron cleanout cap be used
- Subject to re-inspection fee
- 45 days after final inspection is approved, indemnity deposit refunded by mail



Updated November 25, 2013



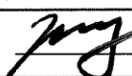
PROPOSED FRONT YARD PARKING FOR RESIDENTIAL DRIVEWAY

NOTES:

1. NO RADIUS OR RAISED CURBS ON CITY RIGHT OF WAY. STRAIGHT FLARES ONLY.
2. NOTWITHSTANDING THIS DRAWING CURB CUT WIDTH SHALL NOT EXCEED 50% OF FRONTAGE WIDTH.

* DRIVEWAY PORTION ON PRIVATE PROPERTY IS TO COMPLY WITH AND BE APPROVED BY THE BUILDING DEPARTMENT AT THE CITY OF WINDSOR.

DRIVEWAY MUST HAVE A MINIMUM SEPARATION OF 0.9m (3') OF ANY VERTICAL OBSTRUCTION. ie. HYDRO POLE, FIRE HYDRANT, CABLE BOX, TREE, ETC.

CITY OF WINDSOR	
ENGINEERING DEPARTMENT	
Front Yard Parking For Residential Driveways	
DR'N BY: AJC, JL	DATE: JANUARY, 2011
REVISION: DEC, 2013	CH'KD BY: P. UBENE
CH'KD BY: SS	PASSED BY:
 CITY ENGINEER	
AS-542-C	