

Residential Driveways (Additional Standards)

8.6.2.1 A. Residential Driveways White County Zoning Ordinance Parking and Loading Standards

1. No residential driveway which crosses a public street, private road or public alley right of way line shall exceed a width of thirty (30) feet at the right-of-way line; the driveway width at the right-of-way line must not be exceeded for a minimum of six (6) feet from the property line or right-of-way line whichever is most restrictive.

2. All properties utilized for residential purposes, excluding those in a B-1 or B4 district, are allowed to have only one of the following driveway configurations:

a. A single driveway with a single ingress/egress point not to exceed thirty (30) feet in width at the right-of-way line;

b. A single driveway with two (2) driveway ingress/egress points (semicircular drive), each access point shall be limited in width to twenty (20) feet at the right-of-way line with the closest point of the driveway openings having a minimum of ten (10) feet of separation at the right-of-way line; or,

c. Two (2) single point driveways as long as each driveway is under twenty (20) feet in width at the right-of-way line and the driveways maintain a minimum separation of ten (10) feet at all times.

3. All residential driveways within a municipality or the defined limits of Buffalo or Idaville must be constructed of a concrete, asphalt or gravel surface or a material equivalent in durability to concrete or asphalt; all residential driveways outside a municipality or the defined limits of Buffalo or Idaville may be constructed of any material including leaving as dirt.

4. No part of a driveway utilized in conjunction with a residential use shall be closer than two (2) feet from any adjoining side property line unless the property owner provides a waiver properly executed by the abutting property owner. The waiver must be properly executed in writing on a form provided by the Staff. This form must be recorded in the office of the White County Recorder with a copy of the recorded waiver submitted to the Staff. Note: Two properties which share a driveway are exempt from this setback requirement.

5. Within any municipality or within the limits of Idaville or Buffalo, any new/planned driveway which is to cross a sidewalk or curb within any street or road right-of-way or which is intended to enter into a street or road right-of-way must follow the guidelines below:

a. The property owner or developer is required to obtain written permission for the development portion within the right-of-way from the appropriate legislative body, or its delegated authority, prior to initiating the driveway improvement.

b. The driveway design must provide for the lowering of the street curb to be level with the street surface;

c. The driveway surface is to be level with the existing or anticipated sidewalk;

d. The driveway must provide an asphalt or concrete surface street approach. This approach shall be a minimum of ten (10) feet in length measured from the property side of the sidewalk or right-of-way line, whichever is most restrictive.

e. Any portion of the driveway which lies within the road right-of-way shall be constructed in a manner as directed by the local body with jurisdiction over the right-of-way.; and,

f. All driveways must meet the construction standards of Section 8.6.3, Subsection A.

B. Residential Parking Space Design and Layout

1. Each parking space shall measure the size required by Table 8.2.

2. No part of an area dedicated as a parking space shall be closer to a front property line or right-of-way line than six (6) feet.

3. Within a municipality or the limits of Idaville and Buffalo, parking spaces must be surfaced in gravel, concrete, pavement or material equivalent in strength and features to concrete or pavement; in all unincorporated areas of the County, a dirt surface is permissible.

4. Interior parking, either inside a garage or building or under a carport may be utilized to satisfy the site's off-street parking requirement.

Driveway Permit Information

Towns that require a Driveway Permit: Town of Monon & Town of Monticello

A permit from the White County Highway Department is required for any property located outside a municipality. *Please note that if the driveway will access a State Road, a permit from INDOT will be required.

White County Highway Department Requirements for Driveway Permits

- 1) Name and phone number of owner or Contractor.
- 2) Address or Locations in feet from the nearest intersection if an address is not available.
- 3) Exact location of driveway shall be marked.
(flagged, staked or painted)
- 4) A drawing from access roadway to property with the width of the drive.

Once this information has been received, we will locate and check the location for its referenced needs.

Any questions and all information should be e-mailed or mailed to:

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