

ORDINANCE NO. 348

AN ORDINANCE AMENDING ORDINANCE NO. 169 (ZONING REGULATIONS) TO ADD TO SECTION 10 GENERAL STANDARDS FOR DRIVEWAYS AND ACCESS OF PROPERTY WITHIN AND FOR THE CITY OF BETHEL HEIGHTS, ARKANSAS

WHEREAS, The City of Bethel Heights, Arkansas has previously enacted Ordinance 169 setting standards, regulations, and requirements for the zoning and development for property with the City of Bethel Heights; and

WHEREAS, The City Council for the City of Bethel Heights, Arkansas has determined that the standards, regulations, and requirements for “driveways and access” as set out in Section 10. General Standards should be expanded and clarified.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BETHEL HEIGHTS, ARKANSAS.

1. Section 10. General Standards. Subsection c. Driveways and Access is amended to read as follows:
  5. Driveways on corner lots shall be located as far away from the intersection as possible. In no case shall a driveway be installed closer than twenty-five (25) feet to the beginning of the street intersection curb radius, unless otherwise approved by the city.
  6. Driveways for residential lots with front entry garages should be the same width as the garage door served plus two (2) feet. Driveways shall be a minimum of ten (10) feet wide with the maximum width not exceeding one-half (1/2) the lot width, unless approved by the city.
  7. Except in A (agricultural) zoning districts, all driveways shall be paved from the property line and/or master street plan right-of-way with asphalt, concrete, brick or stone pavers or other solid surface and shall extend a minimum of twenty (25) feet into the property.
  8. Driveways shall be graded to cause surface water to be diverted into appropriate drainage structures and not diverted to neighboring properties.
  9. The driveway approach is the area between the sidewalk and the flow-line of the gutter, and shall slope up to the elevation of the sidewalk or match the top of curb elevation if sidewalk is not present.
  10. The driveway approach shall extend to the sidewalk or property line and/or master street plan right-of-way (whichever applies) from the paved street and shall be paved with concrete as specified herein.

11. Driveway approaches shall be the same width as the connecting driveway plus a minimum one (1) foot wing on each side at curb cut. Commercial driveways and driveway approaches shall be approved by planning commission.

12. If an unpaved driveway approach is not maintained with adequate gravel, grasses, or other plants and/or landscaping materials to keep the area from becoming rutted, muddy and/or soil from being blown or washes away and is identified as a violation of the provision, such driveway approach shall be remedied by the property owner.

PASSED AND APPROVED THIS 21st DAY OF June, 2016.

APPROVED: Cynthia [Signature]  
Mayor

ATTEST: Janet [Signature]  
Recorder/Treasurer



