



RESIDENTIAL DRIVEWAYS



Installation and
Maintenance Guidelines

Why should you obtain a building permit? //

Your home is an investment. If your construction project doesn't comply with codes adopted by your community, the value of your investment may be effected. Property insurers may not cover work done without building permits and inspections. If you decide to sell and have done modifications to your home without the appropriate permits, you may be required to do costly repairs or alterations.

For more information on the benefits of building permits, visit the City of Merriam's website merriam.org or call the City's Community Development Department at 913-322-5520.



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CITY OF MERRIAM, KANSAS
City Hall // 9001 W. 62nd St. // merriam.org
Community Development
ComDev@merriam.org // 913-322-5520





Residential Driveway Standards

This information is provided to assist in the proper construction of private driveways. The owner or owners' representative is responsible for full compliance with local ordinances and regulations as adopted by the City of Merriam.

Residential concrete and asphalt driveway slabs shall be a minimum of 4" thick. For concrete driveways, 4 inches of gravel shall be added as a base along with ½ inch rebar spaced thirty inches (30") on center each way over the base prior to the driveway concrete being poured. The driveway shall have a constant slope to avoid ponding of water. The slope shall be away from the house or building, or drain by a means approved by the Building Official.

Driveway Maintenance

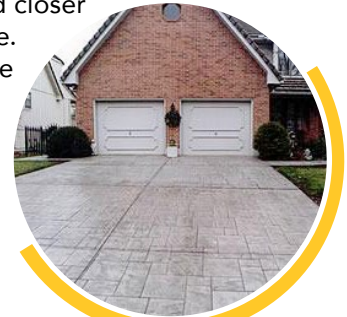
City property maintenance ordinances require property owners to maintain driveways, parking areas, and private streets. Those structures are required to be free of cracks, potholes, and other defects. Failure to maintain such structures constitutes a public nuisance, which is prohibited by Merriam Code and the International Property Maintenance Code.



Zoning Regulations

The following provisions apply to driveways, driveway extension, and parking areas on property used for single-family and two-family dwellings:

1. One driveway forward of the front building line not exceeding 24 feet in width is permitted.
2. In addition to a driveway forward of the front building line, one driveway extension not exceeding 12 feet in width and more than 20 feet forward of the front building line is permitted. This driveway extension may be connected to the driveway by a triangular shape paved area forming no greater than a 45-degree angle to the driveway and extending no further than 30 feet forward of the front building line.
3. Driveway or parking areas located between the front building line and the rear building line may not exceed 12 feet in width.
4. A driveway extension that isn't parallel to the driveway may not exceed 12 feet in width or 20 feet in length.
5. A circle driveway or horseshoe drive not exceeding 12 feet in width is permitted. No more than two driveway entrances are permitted on a lot, and the total width of driveway entrances measured at the front lot line shall not exceed 24 feet.
6. No driveway or parking area shall be located and no vehicle shall be parked closer than 3 feet from any side-lot line nor closer than 7 feet from any rear-lot line. No boat, recreation vehicle, or trailer shall be parked except in conformance with Section 74-422 (7) of the Merriam Code.
7. The area devoted to a driveway or parking area located behind the rear building line shall not exceed 35 percent of the lot area located behind the rear building line.
8. All driveways and parking areas must be paved as required by Section 74-535 (e) (2) of the Merriam Code.
9. No existing unpaved driveway or parking area may be enlarged unless the existing driveway and parking area, and the area in which it is being enlarged, is paved as required by Section 74-535 (e) (2) of the Merriam Code.



Any construction that will occur within the right-of-way must receive a Merriam Public Works Right-of-Way permit prior to the start of construction.