DRIVEWAY PERMITTING PROCESS

Re-paving of an existing driveway requires a permit from the Department of Public Works (DPW) by a bonded contractor prior to commencement of work.

Extension/expansion of an existing driveway or any new driveway requires approval by the Zoning Enforcement Office prior to the issuance of the permit from DPW.

Inspections. Final Inspections of the public way are required by DPW for repaving, modifications, and new driveways. Final Inspections are also required for extensions or new driveways by the Zoning Enforcement Office.

Trees. The removal, relocation, or pruning of any public trees to accommodate a new or expanded driveway require clearance by the Tree Warden prior to commencement of any work.

Enforcement. It is important to ensure all clearances and permits are approved/issued prior to any construction activity in order to avoid fines/penalties.

DRIVEWAY DIMENSIONAL REGULATIONS §6.02

Minimum size of a parking space is 8½' wide x 18' long for each car.

Maximum of two 11’ curb cuts per site, with a minimum distance of 20’ between curb cuts. The Maximum curb cut or combination of curb cuts is 22’ or 40% of the lot frontage, whichever is less.

No area of the building front yard shall be used for parking or driveway area. The Building Front Yard is the boxed area located between the front of the house, the front lot line and each side of the house.

4’ landscaped buffer between the edge of the driveway and the side lot line is required.

10’ landscaped buffer between the end/edge of the driveway and the rear lot line is required.

5’ setback from the front lot line, before the first parking space, is required.

Examples of typical driveway layouts are provided on the back pages of this brochure.

REDUCING IMPERVIOUS SURFACES

Impervious lot coverage also applies. Maximum impervious coverage in the S-6, SC, & T Districts is 85% and a maximum of 80% in the S-10 Zoning District.

Find out what zoning district your property is located in, by going to www.mapsonline.net/watertown

Watertown strongly encourages minimizing the amount of impervious surfaces to prevent pollutants from reaching our rivers and creeks. Driveways constructed of permeable pavers, grasscrete and the like are ways of providing for a new driveway while still being environmentally friendly.

Below are some additional resources which provide alternatives to the concrete, impervious driveway:

- Low Impact Development Center www.lowimpactdevelopment.org
- Storm water Manager’s Resource Center www.stormwatercenter.net
- LID Urban Design Tools www.lid-stormwater.net
- National Association of Home Builders www.toolbase.org/index-toolbase.asp
Example of Corner Lot driveway located at the rear of the property.