

Overview of Driveway Code Update Effective 1-1-2022



PBOT Development Review



PBOT
PORTLAND BUREAU OF TRANSPORTATION

Presentation Outline

- Implementation Date and new documents
- Modifications to existing regulations- compares old code to new code
- New regulations
- Revised driveway width allowances

Implementation Date and new documents

Implementation Date and New Documents

This presentation is intended to highlight changes to the City of Portland's Driveway code effective 1-1-2022.

The old driveway standards were only in 17.28.110.

The new driveway standards will be in 17.28.110 and Admin Rule TRN 10.40.

Implementation Date and New Documents

The new code was adopted as Ordinance 190604 passed by Council on Nov. 17, 2021. Prior to the effective date, the new code and admin rule can be accessed at

<https://www.portland.gov/council/documents/ordinance/passed/190604>

After the effective date, the code section will be available at [Chapter 17.28 Sidewalks, Curbs and Driveways | Portland.gov](#) and the new Admin rule will be TRN 10.40, available at

<https://www.portland.gov/policies/transportation/other-rights-way-permits>. The Admin rule contains most of the new standards.

Implementation Date and New Documents

The Driveway Design Exception process remains unchanged.

The provision allowing review and approval of exceptions will now be in 17.28.110.F.

Modifications to existing regulations- compares old code to new code

Driveways Defined

Old Code:

Residential Driveway = a driveway serving a one or two family residence.

Commercial Driveway = a driveway serving any property except a one or two family residence

New Code:

Residential Driveway = driveway serving only Residential Use Categories defined by PCC Sections 33.920.100-110.

Industrial Driveway = driveway serving only Industrial Use Categories defined by PCC Sections 33.920.300-360.

Commercial Driveway: A driveway that is not solely a Residential Driveway or Industrial Driveway

Number of Driveways Per Property

Old Code:

One driveway was allowed per 100-feet of frontage or fraction thereof under the same ownership.

New Code:

Lots in single dwelling zones are not permitted to have a driveway on more than one frontage. This includes corner lots, lots with alley frontage, and through lots.

If more than one driveway is proposed per frontage on a property under one ownership, a minimum of 100 feet of frontage must separate the centerlines of the driveways.

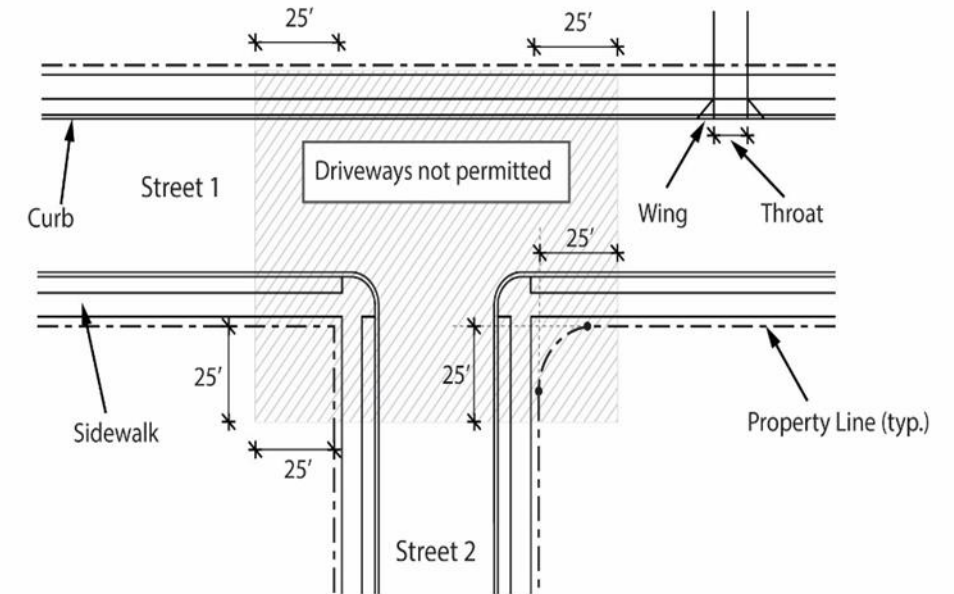
Separation From Corner

Old Code:

No portion of a driveway, excluding ramps, can be closer than 25-feet from the corner of a lot where two streets intersect.

New Code:

Same standard but includes a graphic explaining T-intersections.



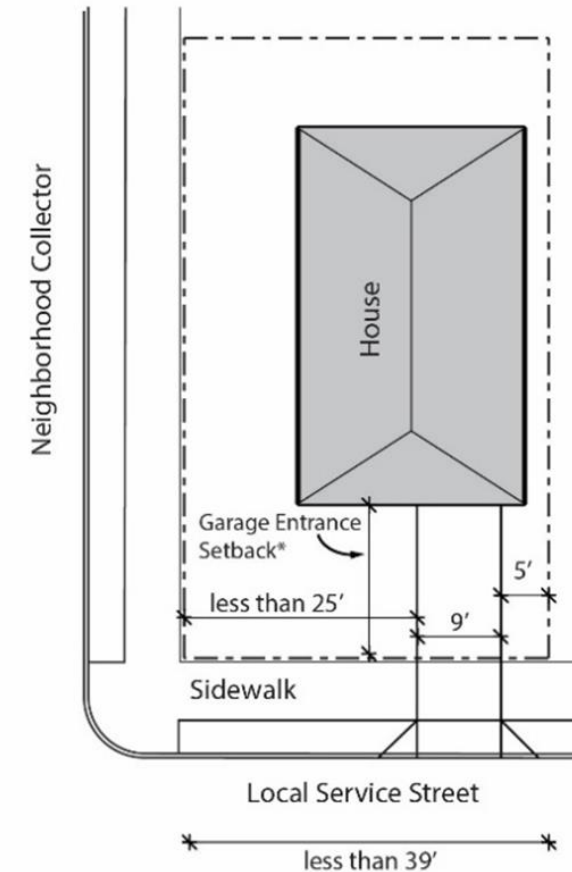
Corner Separation Exemption for Narrow Residential Corner Lots

Old Code:

No automatic exception to the 25-ft corner spacing provision.

New Code:

Allows an automatic exception in certain circumstances for a single house on a corner lot less than 39-ft wide.



* Generally 18-ft; Refer to Portland Zoning Code

Driveway Separation- Not under same ownership

Old Code:

No less than 5-feet of straight curb must separate driveways regardless of ownership.

New Code:

A minimum of 5 feet of straight curb must separate driveways regardless of the type of driveway proposed or property ownership.

Where no curb exists, a minimum of 11 feet must separate driveway edges that face each other.

New Regulations

Location on Lowest Classified Street

For any site with more than one frontage, driveway access is permitted only from the street with the lowest classification per the adopted Transportation System Plan.

- For a site with frontage on an alley, driveway access is only permitted via the alley
- For commercial driveway permits with adjacent frontages of equivalent classifications, driveway location may require review and approval by the City Traffic Engineer.

Forward Motion Requirement

Requires forward motion ingress and egress for any driveway accessing

- a roadway classified as a Neighborhood Collector or higher traffic classification or
- a Local Service street with centerline pavement markings

Forward motion on-site must be demonstrated via turning movements using no more than a three-point turn and prepared by and Oregon-licensed Engineer according to AASHTO's Policy on Geometric Design of Highways and Streets standards with a minimum of an 18-ft centerline turning radius.

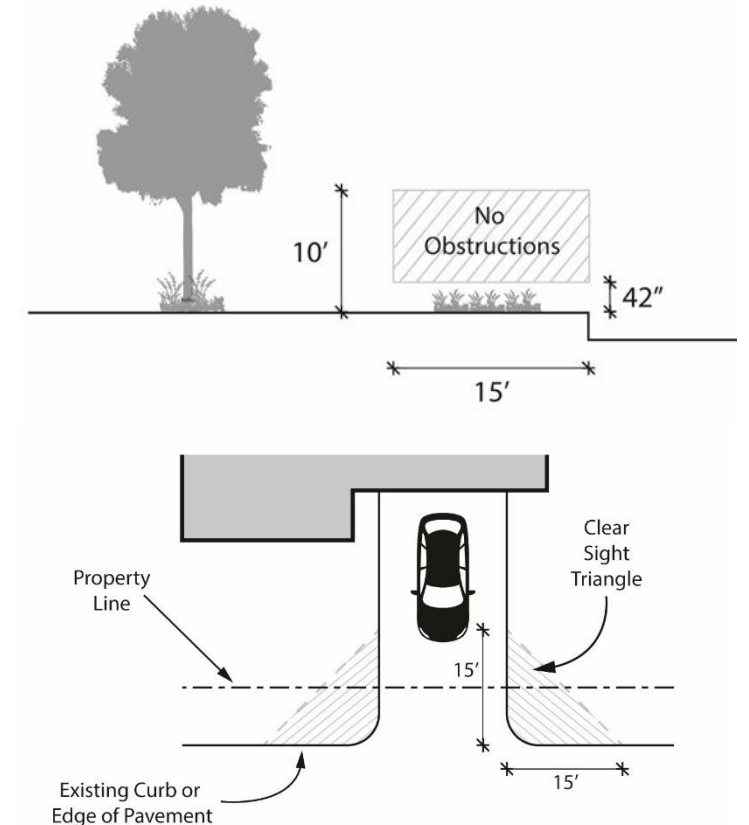
Clear Sight Triangle (Slide 1 of 2)

Clear sight triangles shall be provided at the intersection of any driveway and public roadway.

- Within the clear sight triangle, vegetation and structures shall provide unobstructed visibility between 42 inches above the ground and 10 feet above the ground.

Authorized utility structures are exempt.

- For residential driveways on local service streets, frontage improvements and setbacks shall maintain a 15-foot by 15-foot clear sight triangle on each side of the driveway surface. Exemptions: driveways in alleys and buildings built at the property line.



Clear Sight Triangle (Slide 2 of 2)

For residential driveways on higher classified streets and for non-residential driveways, the clear sight triangle is determined using current AASHTO guidelines for intersection sight distance or stopping sight distance, minimum.

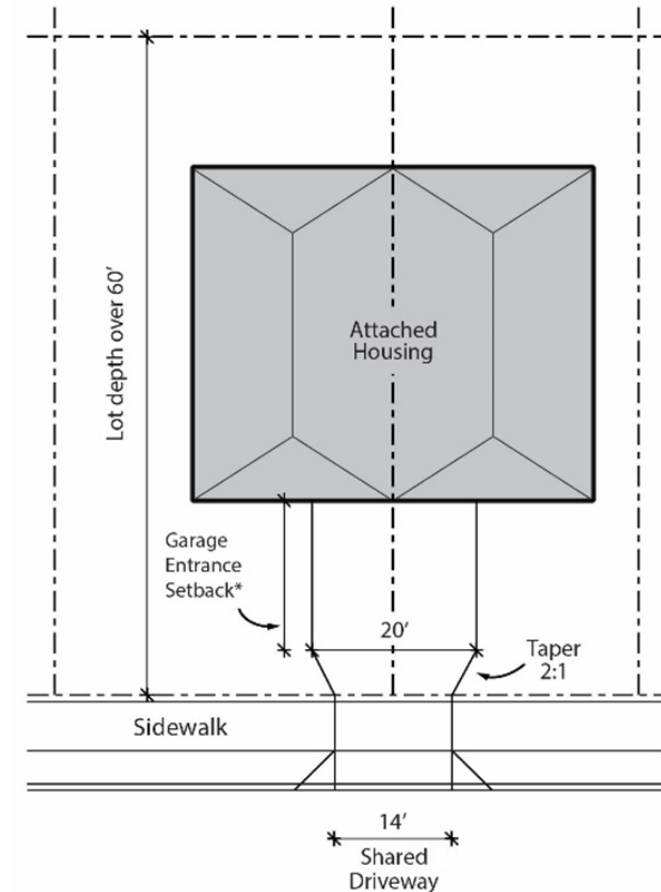
Driveway designs shall include mitigation deemed appropriate and must be approved by the City Traffic Engineer.

Shared Driveways for Attached Housing (Slide 1 of 4)

An Attached House is a dwelling unit, **located on its own lot**, that shares one or more common or abutting walls with one or more dwelling units.

For lots with a depth over 60-feet

Shared driveways are required with attached housing of two or more dwellings, regardless of ownership. Driveways are required to be shared using a taper with a maximum driveway width of 14-feet.

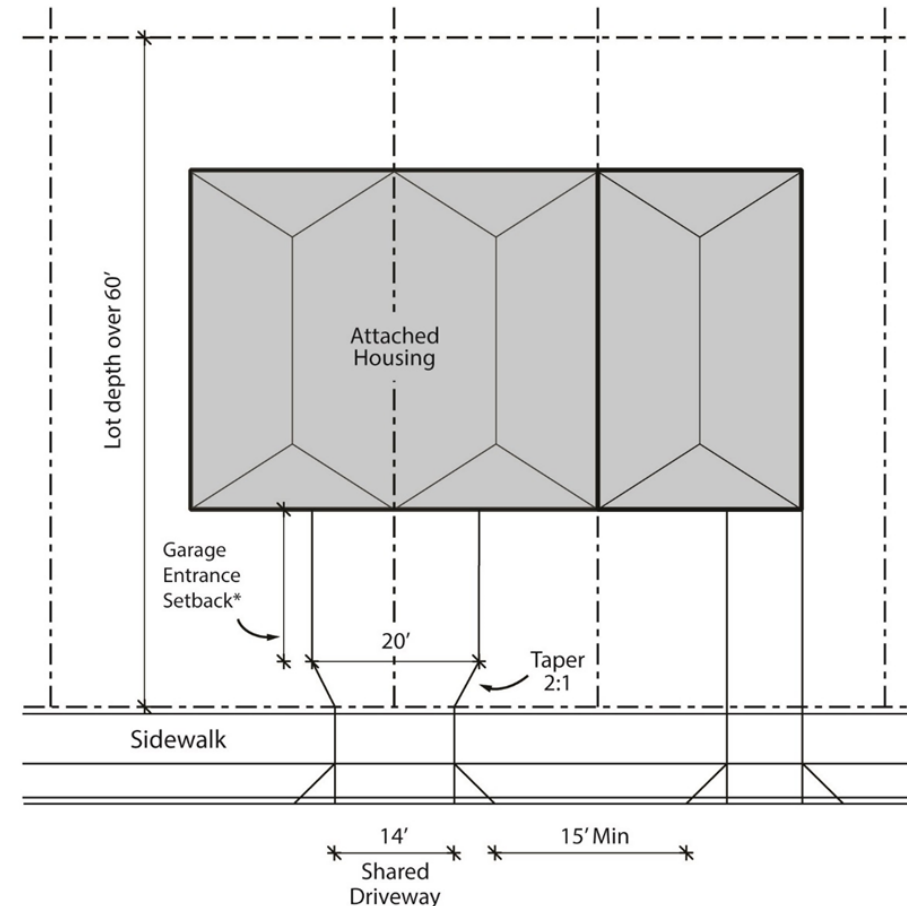


* Generally 18-ft; Refer to Portland Zoning Code

Shared Driveways for Attached Housing (Slide 2 of 4)

For lots with a depth over 60-feet

The image to the right is an example of how to serve attached housing with an odd number of units.

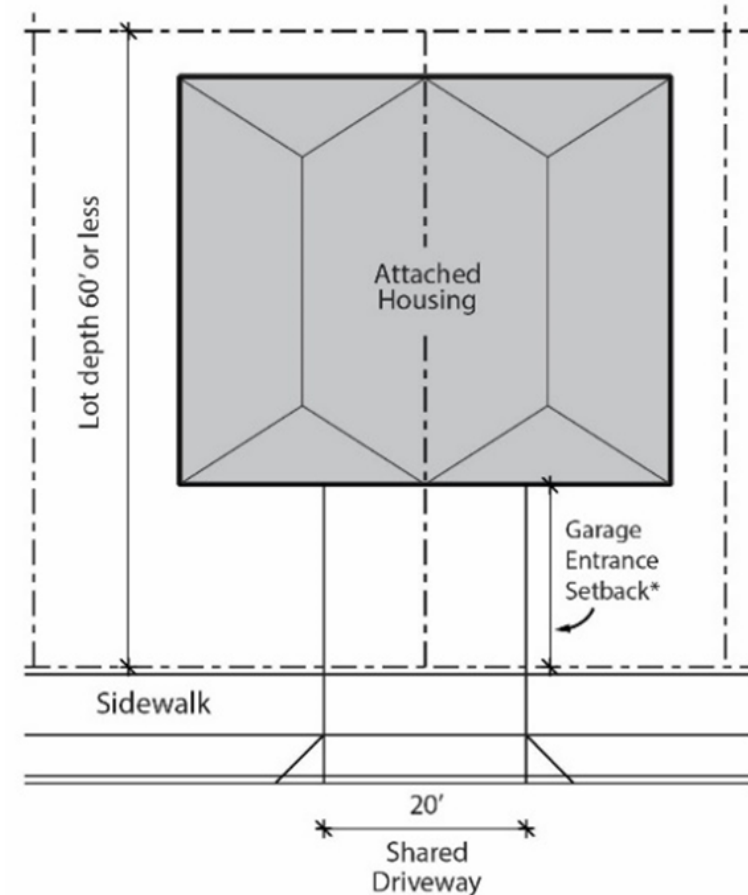


* Generally 18-ft; Refer to Portland Zoning Code

Shared Driveways for Attached Housing (Slide 3 of 4)

For lots with a depth of 60-feet or less

Shared driveways are required. The maximum width is 20-feet without a taper



* Generally 18-ft; Refer to Portland Zoning Code

Shared Driveways for Attached Housing (Slide 4 of 4)

For corner lots

This provision only applies to attached houses (ie a dwelling unit on its own lot.) It does not apply to a duplex, which is two units on the same lot.

For residential driveway permits on corner lots, shared driveways are not required provided :

- each driveway is located on a separate frontage
- both streets are classified as Local Service Traffic streets, and
- the driveways meet all other dimension and location requirements

Maximum Driveway Grade

The maximum driveway grade break (algebraic difference in running grade) within a driveway or driveway approach without requiring a vertical curve shall be 18 percent for a crest and 13 percent for a sag (as defined by AASHTO). Vertical curves may not encroach into the pedestrian corridor.

Revised driveway width allowances

Difference in approach to regulating driveway width

The old driveway code had width allowances that varied based on the length of the frontage. The more frontage a property had the larger the driveway could be.

The new standards provide a minimum and maximum width based on driveway type:

- Residential: House
- Residential: Shared Driveway for Attached Housing
- Residential: Multi-dwellings (greater than 6 units)
- Commercial
- Industrial

Residential Driveway Width: House

For single-width vehicle parking

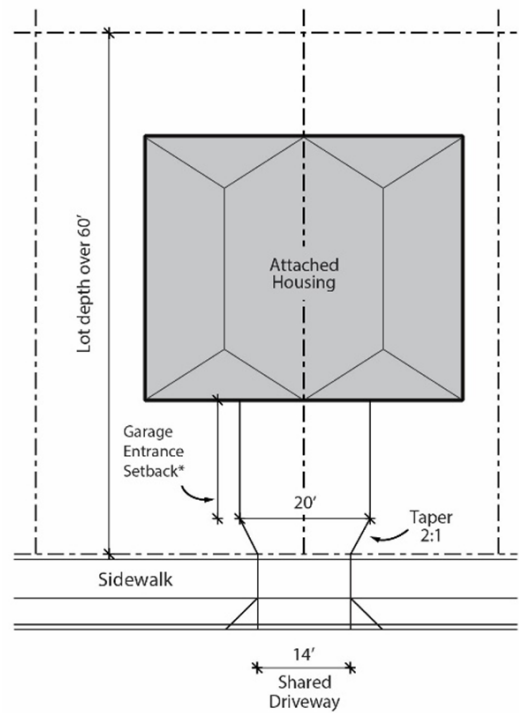
If the parking area is between 8-ft and 12-ft in width, the driveway may be between 9-ft and 12-ft in width

For double-width vehicle parking

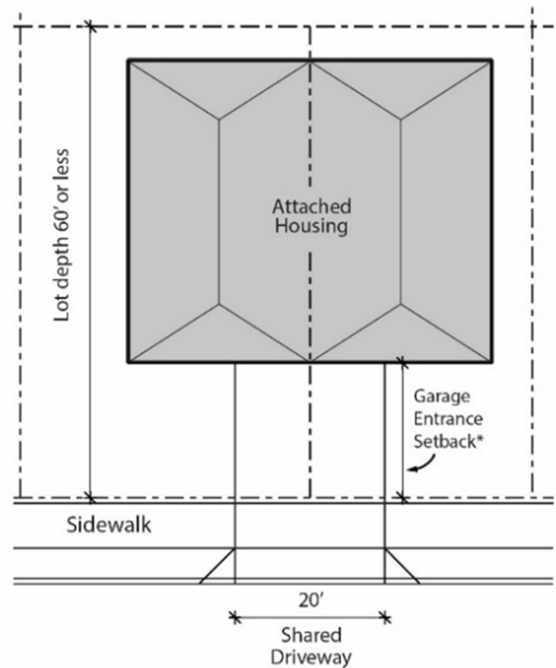
If the parking area is up to 20-ft in width, the driveway may be between 9-ft and 20-ft

Residential Driveway Width: Shared Driveway for Attached House

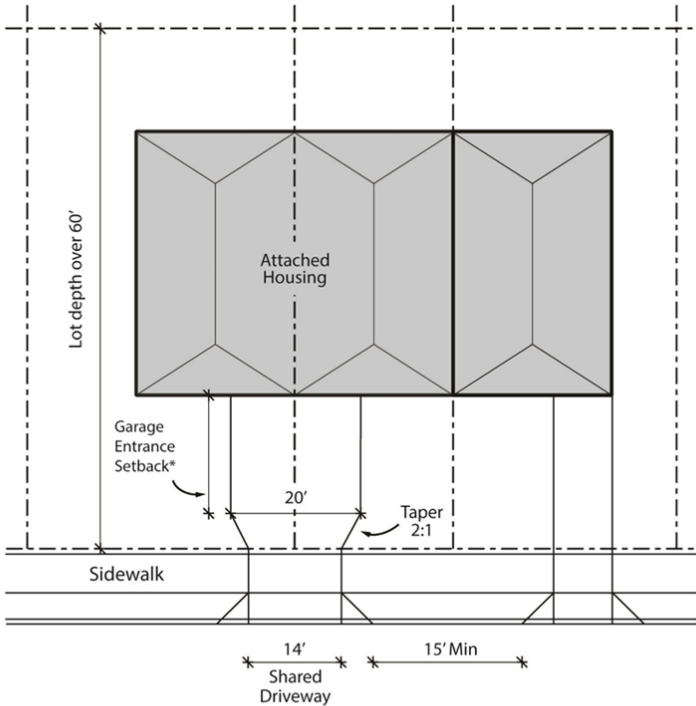
The minimum width is 9-ft. Shared driveways are required. The maximum width is 14-ft for lots over 60-ft in depth or 20-ft for lots 60-ft in depth or less.



* Generally 18-ft; Refer to Portland Zoning Code



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Residential Driveway Width: Multi-dwelling (Greater than 6 units)

Please note this applies only to fully residential projects. Projects that are mixed use fall under the Commercial Driveway category.

The minimum width is 20-ft and the maximum width is 24-ft.

The driveway may be reduced to 10 feet if all of the following are met:

- The driveway is located on a Local Service Traffic Street
- The driveway provides access to 10 or fewer parking spaces
- The site is designed to allow vehicles to exit in a forward motion.

Commercial Driveway Width

Please note this category includes mixed use properties.

The minimum width is 20-ft and the maximum width is 24-ft.

The driveway may be reduced to 10 feet if:

- The driveway only supports one-way vehicle movement; OR
- The driveway only provides access to a required on-site loading space; OR
- All of the following are true:
 - The driveway is located on a Local Service Traffic Street
 - The driveway provides access to 10 or fewer parking spaces
 - The site is designed to allow vehicles to exit in a forward motion.

Industrial Driveway Width

The minimum width is 20-ft and the maximum width is 40-ft.

The driveway may be reduced to 12 feet if the driveway only supports one-way vehicle movement