



TECHNO-GRAM 001-2018



- SUBJECT:** Residential Driveways
- PURPOSE:** Establish Standards for Residential Three-Car Front-Entry Garage Driveways and Driveway Aprons and to Clarify Residential Driveway Spacing Requirements
- SCOPE:** Driveway Spacing Requirements and Standard Detail for Three-Car Front-Entry Garage Driveways

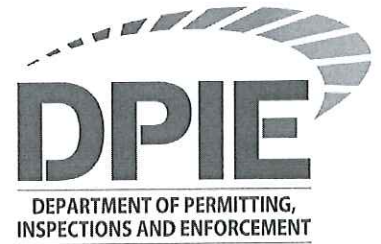
This techno-gram establishes and clarifies requirements for residential driveways.

Residential Driveway 18' Spacing Requirements: The County Road Code Subtitle 23-139 (a)(1)(B) states that no residential driveway may be closer than 18 feet of full curb height to the beginning of the flare of another driveway. This techno-gram provides clarification.

- This requirement is applicable to closely spaced lots. For example, townhouse driveways are not permissible on a County public roadway due to this restriction. Townhouses facing a public street with driveways that connect to a private alley are acceptable.
- This requirement is applicable to circular driveways located on one lot. The spacing between the incoming and outgoing leg of the circular driveway must meet the minimum 18' spacing requirement.
- This requirement is applicable to residential lots, except in the instances described below. A waiver will not be required for the instances described below.
 - a) *This requirement is not applicable to lots located in a cul-de-sac. These lots generally lack sufficient road frontage and, therefore, cannot meet the 18' spacing requirement.*
 - b) *It is customary for residential builders to locate the garage on the higher elevation side of a lot. However, at the high point of a roadway, where abutting driveways are each located close to the high point, this 18' spacing requirement is often not feasible and therefore not mandatory.*
 - c) *If existing features such as storm drain inlets, fire hydrants, street lights, trees, etc. prevent compliance with the 18' spacing requirement, the engineer shall strive to meet the spacing requirement to the maximum extent practical, but relocation of existing features will not be required.*



**TECHNO-GRAM
001-2018**



Three-Car Front-Entry Garage Driveways: A new standard is now approved for residential three car front entry garage driveways and driveway aprons for Prince George’s County, Maryland. The Department of Public Works and Transportation’s (DPW&T) “Specifications and Standards for Roadways and Bridges” does not include a standard detail that will accommodate a three-car front-entry garage. Furthermore, County Road Code Subtitle 23-139(a)(1) states that the driveway entrance “shall not be wider than 20 feet”. With the introduction of the three-car front-entry garage driveway, this 20-foot requirement is understood to apply to the width at the right-of-way line. The enclosed details (option A or option B) shall be used for permitting and construction of residential three-car front-entry garage driveways. This standard shall be applied with the following limitations:

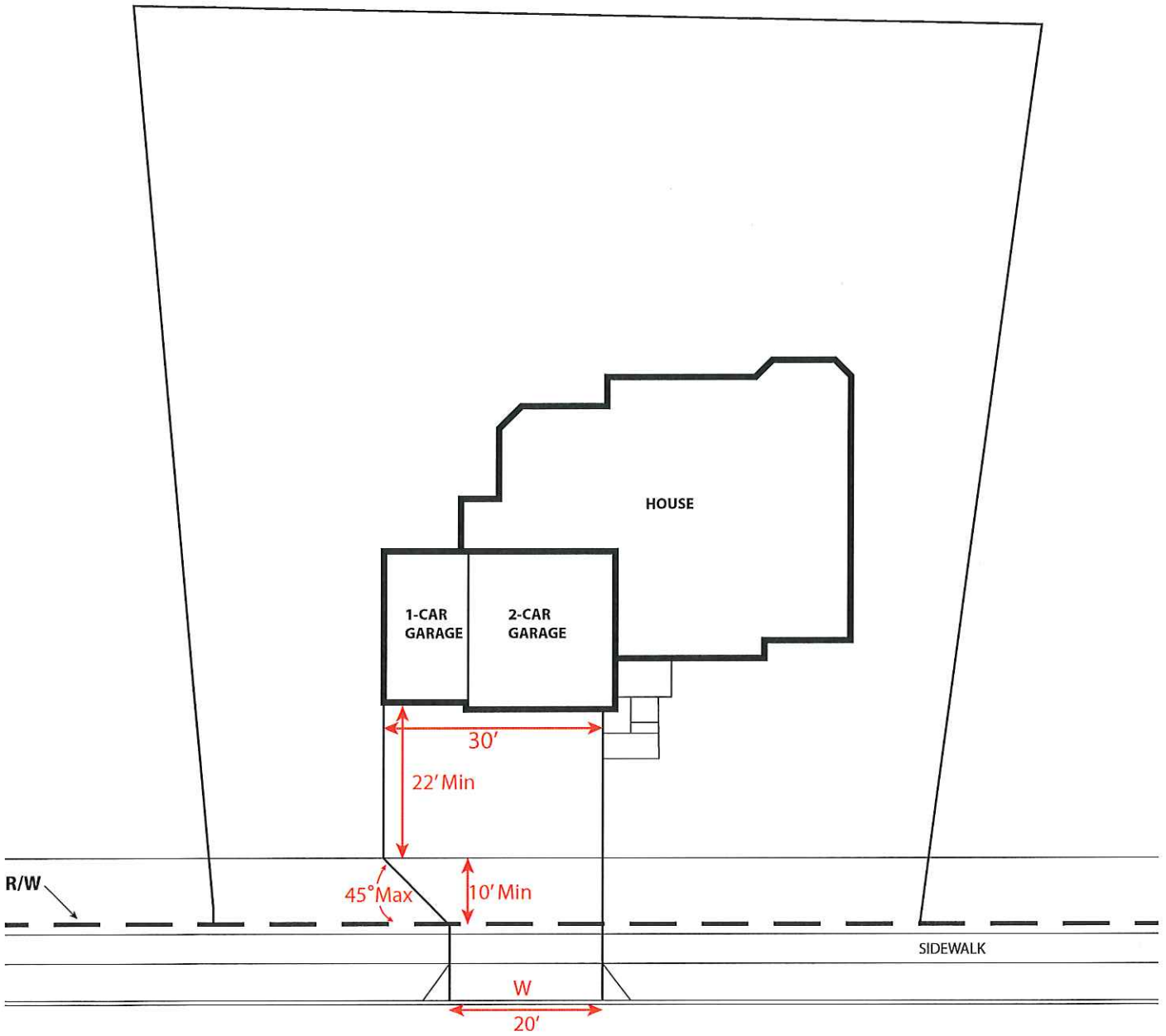
1. This standard applies for three car front entry garage structures. This standard is not permissible for parking pads or carports.
2. The width of the driveway or W dimension shall be 20’ maximum at the right-of-way line and approximately 30’ at the face of garage.
3. The minimum distance from right-of-way line to the face of garage shall be 32’ for option A and 27’ for option B.
4. The 45 degree taper shall be located a minimum of 10’ (for option A) or 5’ (for option B) starting at the right-of-way line.
5. Refer to the Prince George’s County Zoning Ordinance, Subtitle 27, for parking pad regulations.
6. Other standard notes defined in DPW&T “Specifications and Standards for Roadways and Bridges” Standard 200.09 shall apply to this three car front entry garage driveway detail.

A formal revision to the County Road Code Subtitle 23 and the DPW&T “Specifications and Standards for Roadways and Bridges” will be issued in the future.

APPROVED BY:

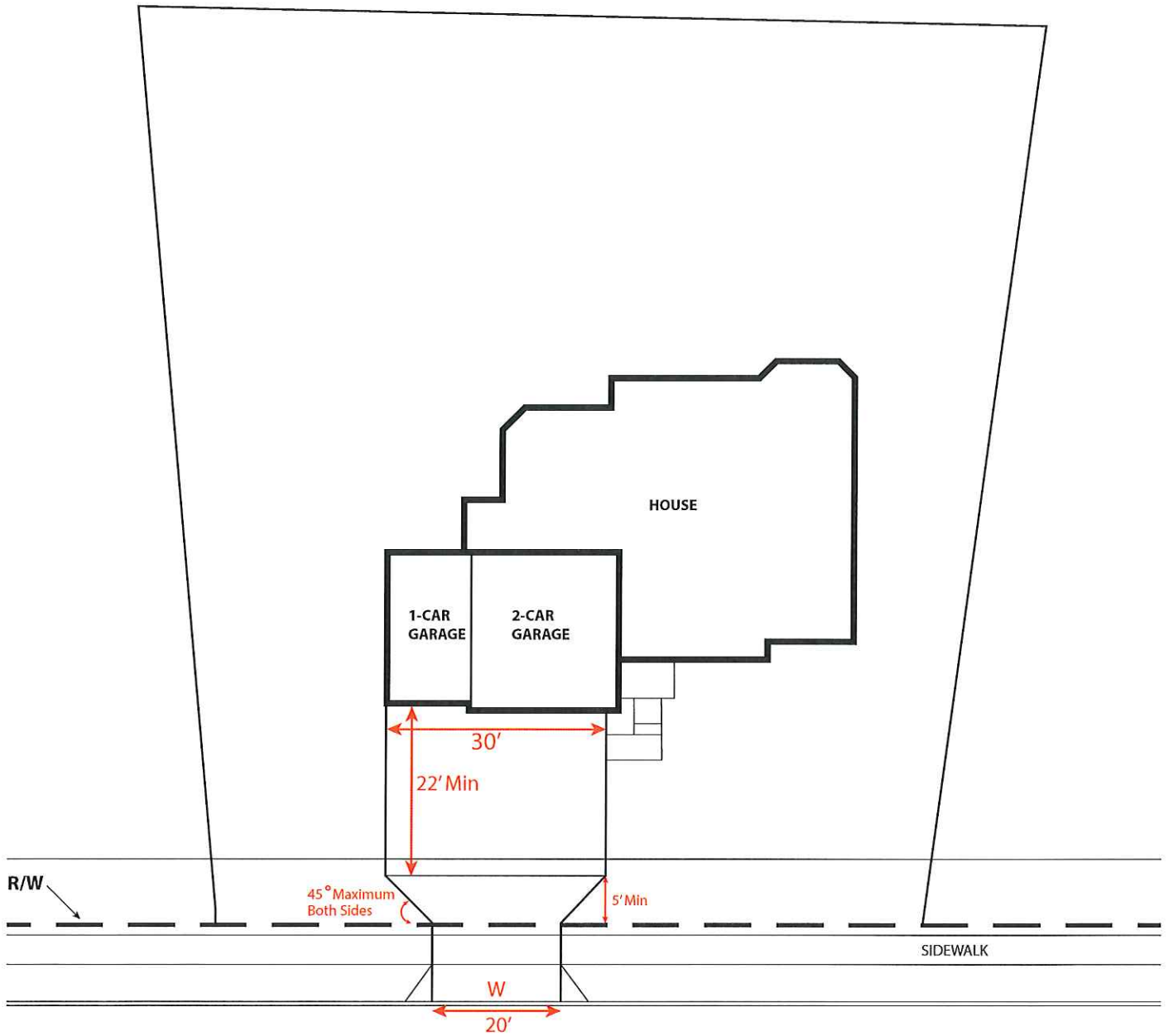
**Haitham A. Hijazi, Director
Prince George’s County
Department of Permitting, Inspections and Enforcement**

January 24, 2018



**DRIVEWAY FOR THREE CAR
FRONT ENTRY GARAGE**

OPTION A



**DRIVEWAY FOR THREE CAR
FRONT ENTRY GARAGE**

OPTION B