

ARTICLE 16

MOTOR VEHICLE ACCESS

Section 1601. PURPOSE

Article 16 establishes appropriate standards for motor vehicle access where access is provided from the street or private road onto the lot. The Article is intended to balance the access needs and expectations of property owners in Lykens Township with the equally important need to protect community safety by eliminating or avoiding traffic hazards. The Township will achieve this balance and promote convenience through reasonable regulations which address: 1) driveway access points and spacing; 2) corner clearances for driveways; 3) property clearances for driveways; 4) consolidated access points; 5) design and construction considerations; 6) driveway permitting; and 7) fire and emergency access.

Section 1602. DRIVEWAY ACCESS

Whenever motor vehicle access is provided from the street onto a lot, the following regulations for driveways shall apply:

A. Driveway Spacing

1. Property access and driveway spacing for all lots shall be in accordance with the Lykens Township Subdivision and Land Development Ordinance.
2. Driveways shall not cross the street right-of-way (for other than single family dwellings) within forty (40') feet of another driveway on the same lot; except in the case where dual access drives are deemed necessary to permit safe ingress and egress, these dimensions may be reduced to not less than twelve (12') feet between two (2) access drives.
3. In non-residential districts, driveways for non-residential uses shall not cross the street right-of-way within twenty (20') feet of a property line unless two adjoining property owners mutually agree in a legally recorded instrument (i.e. deed, recorded subdivision) and meet the requirements of Section 1602.F.

B. Property Clearance

1. In Districts where residential uses are permitted, no driveways serving single-family dwellings shall be closer to each other than twelve (12') feet,

and no driveway shall be closer to a side property line than three (3') feet. No flare shall cross an extended side property line.

2. Driveways shall not cross the street right-of-way for all multi-family developments and in all commercial, industrial, and other such nonresidential uses within twenty (20') feet of a property line unless two (2) adjoining property owners mutually agree in a legally recorded instrument to a common driveway.

C. Driveway Design and Construction

1. Driveways shall be designed and situated in safe relationship to sight distance and barriers to vision in accordance with Section 503.8 of the Lykens Township Subdivision and Land Development Ordinance.
2. Driveways shall be constructed in accordance with the design and improvement standards set forth in the Lykens Township Subdivision and Land Development Ordinance.
3. For multi-family residential developments and nonresidential uses, where there is an existing curb and gutter or sidewalk on the street or private road, a safety island along the entire frontage of the property shall be provided, except for the permitted driveways. On the two (2) ends and street/private road side of each such island shall be constructed a concrete curb, the height, location, and structural specifications of which shall be approved by the Township Engineer.

D. Driveway Permits

1. A scaled drawing shall be included on any subdivision and land development depicting all required information in accordance with the Lykens Township Subdivision and Land Development Ordinance.
2. Prior to the issuance of a zoning permit for developments on existing lots, a site plan shall be submitted to the Township Zoning Officer depicting the orientation and specifications for any driveways being constructed on a Township Road. the following information shall be provided:
 - a.. driveway location;
 - b. driveway width;
 - c. driveway construction specifications;

- d. The driveway's sight distance to be determined in accordance with the requirements of the Lykens Township S&LD Ordinance;
- e. The location of the driveway in relation to any adjacent property line distances.

A zoning permit shall be required when a driveway is newly installed added, enlarged or relocated on the property.

- 3. Driveways located on a State road shall obtain a State Highway Occupancy permit from the PA Department of Transportation prior to the issuance of a zoning permit.

Section 1603. LOCATION OF GASOLINE PUMPS

Gasoline pumps and all other service equipment shall be set back not less than twenty-five (25') feet from any lot or right-of-way line and shall be so positioned that vehicles stopped for service will not extend over any such line.

Section 1604. FIRE LANES

Designated fire lanes shall be maintained free of obstructions and vehicles and shall be marked in an approved manner. All designated fire lane signs or markings shall be maintained in a clean and legible condition at all times and replaced when necessary to ensure adequate visibility.