



Department of Building, Zoning & Housing
 26789 Highland Road
 Richmond Heights, Ohio 44143-1429
 216-383-6312 Fax: 216-383-6319

City of Richmond Heights Application for Concrete Driveways, Aprons, Flat Work (and Resurface Asphalt)

Owners Name _____ Date: _____

Project Address: _____ Zoning: _____

Valuation of Improvement: \$ _____ Square Footage _____

Driveway, Aprons, Patio Slabs, Garage Floors/or any form of slab on grade installation:

New Driveway Addition to Existing Driveway Remove & Replace Driveway New Apron

Paving Material: Concrete Asphalt Permeable Pavers (As approved by the City Engineer)

Paving Thickness: 4" Driveway 6" Apron Stone Base Minimum Thickness: 4" Driveway 6" Apron

Description of Work

Name and Address of Property Owner: (Print Full Address)

Property Owner Name: _____

Street Address: _____

City: _____ State: _____ Zip Code: _____

Phone Number: _____ Fax Number: _____

Name and Address of Applicant or Contractor: (Print Full Address)

Company Name: _____

Contact Person: _____

Street Address: _____

City: _____ State: _____ Zip Code: _____

Phone Number: _____ Fax Number: _____

Email Address: _____

The undersigned hereby makes application to install/replace a Driveway as specified herein and as described above or shown on the attached drawing, and does agree to comply with the provisions of the City of Richmond Heights Ordinances, and Engineering Standards whether the same is specified herein or not.

Applicant's Signature: _____ Date: _____

Applicant's Printed Name _____

Planning Division Approval _____ Date: _____

Building Department Approval _____ Date: _____



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1325.03 FEES FOR ZONING PERMITS.

(a) Driveway Apron	Residential	Non-Residential
(1) New	\$25.00	\$50.00
(2) Addition (Base Fee)	\$15.00	\$30.00
* Plus per each 100 sq. ft. or fraction thereof exceeding 200 sq. ft.	\$2.00	\$4.00
(3) Repair (Base Fee)	\$15.00	\$20.00
* Plus per each 100 sq. ft. or fraction thereof exceeding 200 sq. ft.	\$2.00	\$4.00

(d) Curb Cutting	Residential	Non-Residential
(1) New	\$100.00	\$150.00

(e) Driveway	Residential	Non-Residential
(1) New/Replacement of Existing Driveway	\$60.00	\$85.00
(2) Addition (Base Fee)	\$20.00	\$35.00
* Plus per each 100 sq. ft. or fraction thereof exceeding 200 sq. ft.	\$2.00	\$4.00
(3) Repair (Base Fee)	\$30.00	\$50.00
* Plus per each 100 sq. ft. or fraction thereof exceeding 200 sq. ft.	\$2.00	\$4.00
(4) Resurface asphalt driveway	\$50.00	\$75.00

Note: See Section [1325.06\(C\)](#) for cost to replace/repair existing sewer in conjunction with any driveway work

(h) Parking Lots	Residential	Non-Residential
(1) Construction of, or Additions to * Per each 50 spaces or fraction thereof * Plus lot striping		\$200.00
(2) Lot resurface * Plus lot striping		\$150.00
(3) Lot striping * Plus plan review		\$100.00



**City of Richmond Heights
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(i) Patio	Residential	Non-Residential
(1) New	\$50.00	\$100.00
(2) Addition (Base Fee)	\$10.00	\$20.00
* Plus per each 100 sq. ft. or fraction thereof exceeding 200 sq. ft.	\$2.00	\$4.00
(3) Repair (Base Fee)	\$10.00	\$20.00
* Plus per each 100 sq. ft. or fraction thereof exceeding 200 sq. ft.	\$2.00	\$4.00

(k) Sidewalk	Residential	Non-Residential
(1) Public (per block)	\$7.00	\$14.00
(2) Service walk (Base Fee)	\$7.00	\$14.00
* Plus per each 100 sq. ft. or fraction thereof exceeding 200 sq. ft.	\$2.00	\$4.00

(l) Rain Garden, Pervious Patio and Driveway Installation	Residential	Non-Residential
(1) City Engineer review and inspection fee Fee per hour - applicant will be required to fill out a Professional Services Fee Application	\$100.00	\$150.00

(M) Additional Penalty Fees	Residential	Non-Residential
(1) Where work is begun without first obtaining a permit and paying the fees as indicated above, the applicant for a permit shall be charged a fee of triple the amount of the fee indicated in this section	-	-
(2) Re-inspection of the same item	\$50.00	\$50.00
(3) Inspection call and appearance of inspector on property and work not ready. 2 nd offense, inspection call, work not ready	\$100.00	\$100.00
(4) Work covered without inspection	\$50.00	\$100.00

(Ord. 98-2018. Passed 2-12-19.)

INSTRUCTIONS: Submit an application, site plan drawings and any supplemental information that may be required to assure compliance with the driveway regulations contained in City of Richmond Heights Code of Ordinances, Chapter 1175.13 and site development standards including Driveway and Driveway Apron Standards of the Richmond Heights Engineer. Driveway and driveway apron construction shall conform to the attached standards detail.



City of Richmond Heights Application for Concrete Driveways, Aprons, Flat Work (and Resurface Asphalt)

Drawings must include a site plan prepared by the property owner, contractor or a registered surveyor, which indicates:

- Property lines and location of all buildings and/or structures.
- Dimensions of the driveway in relation to: property lines; the right-of-way of any street abutting the lot; and the width of the driveway at the right-of-way line.
- Direction of intended drainage on the pavement and the adjoining grade. Drainage should be graded to minimize standing water and shall not drain onto adjoining properties.

NOTE:

- Minimum 4" thick concrete for driveways, 6" thick concrete for aprons, both on a minimum 4" thick stone base.
- Asphalt overlays over existing concrete sidewalks or aprons are prohibited.

1175.13 RESIDENTIAL PARKING FACILITIES.

On a lot in the R-1, R-2, or R-3 District on which a one-family or two-family dwelling is the principal use, a driveway in the front yard and, on a corner lot, a driveway in the side yard abutting the right-of-way, shall only be permitted which complies with the following:

- (a) The driveway shall be designed and constructed to provide a direct vehicular access from the right-of-way to the door(s) of the private garage in the shortest possible route.
- (b) On an interior lot, the driveway shall only access the public right-of-way in one location on the front lot line. On a corner lot, the driveway may access the public right-of-way in one location on the front lot line and one location on the side street lot line. (Ord. 82-01. Passed 10-23-01.)
- (c) The width of the driveway shall meet the following regulations:
 - (1) The width of the driveway for a one- or two-vehicle residential garage shall not exceed eighteen (18) feet in width;
 - (2) The width of the driveway may be increased to twenty-seven (27) feet when the driveway is for a three-vehicle garage in which the vehicles are to be parked side by side and the maximum twenty-seven (27) feet width shall not begin at a point greater than thirty (30) feet in front of the garage; or
 - (3) The width of the driveway may be increased to a maximum width of 27-feet if all of the following conditions are met:
 - A. The width of the driveway may be increased beginning at the front wall of the garage and extending to a point not exceeding thirty (30) feet in front of the garage. The radius or transition to the existing driveway shall not be included in the permitted thirty (30) feet in front of the garage;
 - B. The additional width of the driveway must be added on the side of the existing driveway opposite the non-garage portion of the front of the dwelling;
 - C. The materials of the additional width of the driveway must match the materials of the existing driveway;



City of Richmond Heights Application for Concrete Driveways, Aprons, Flat Work (and Resurface Asphalt)

D. Drawings and/or sketches must be drawn to scale, submitted to the Division of Building, Housing and Zoning for review and approval, and must show the drainage, materials and layout of both the existing and proposed driveway; and

E. Any portion of the driveway shall be set back a minimum of two (2) feet from the adjacent property line.

(Ord. 54-2017. Passed 7-25-17.)

(d) The driveway, and any additional paved area permitted by this section, shall be constructed of concrete, or of similar hard surface material, as approved by the City Engineer.

(e) All pavement shall be graded to direct storm water into a storm water drainage system as approved by the City Engineer.

(f) No other paved area designed for or having the potential for vehicular use shall be permitted.

(g) A building permit may be issued for any residential driveway, or for any additional paved area permitted by this section, only after a detailed site plan, to scale, has been approved by the City Engineer.

(Ord. 82-01. Passed 10-23-01.)

1103.05 PAVEMENT SPECIFICATIONS.

(a) Variations. Should the owner elect any other type of base or wearing surface than that set forth herein, or elect to change any other specification contained herein, the owner shall submit to the Engineer a complete detailed specification, prepared by a registered engineer, covering the desired changes. Any such change shall only be used after it has been approved in writing by the Engineer and by resolution of Council. The owner shall deposit with the Clerk a certified check in the amount determined by Council as sufficient to pay all charges by the Engineer for inspection and approval of plans and of construction.

(3) Subgrade. If any spongy, vegetable or any other objectionable matter is found in the road bed below the subgrade, such material shall be removed and the space filled with stone fragments, slag, sand or gravel and shall be carefully rammed or rolled in order to make such filling compact, solid and true to the surface of the subgrade.

(1) Cement. The cement used in concrete shall be of approved brand and shall meet the requirements of the Tentative Specifications for Air-Entraining Portland Cement for Concrete Pavements of the American Society for Testing Materials, Designation C 175 (Type 1A). The tensile strength requirements shall govern. When the cement is delivered in packages, the name and brand of the manufacturer of the cement and the type shall be plainly marked thereon. A sack of cement shall contain ninety-four pounds and a barrel of cement shall consist of 376 pounds net.

(2) Sand. The sand used for concrete shall be natural sand composed of clean, hard, durable, uncoated particles of stone, well graded from coarse to fine, free from lumps of clay and all organic matter. It shall show not over four percent loss on decantation by weight. It shall be uniformly graded from that which will pass a No. 4 sieve to that which will not pass a No. 100 sieve and at least one-third of the material shall be retained upon a No. 30 sieve.

(3) Coarse aggregate. The coarse aggregate shall consist of crushed limestone or air-cooled blast furnace slag having clean, hard, strong, durable and uncoated particles. It shall be free from an injurious amount of soft, friable, thin, elongated or laminated particles or pieces, alkali, organic or other deleterious matter. The



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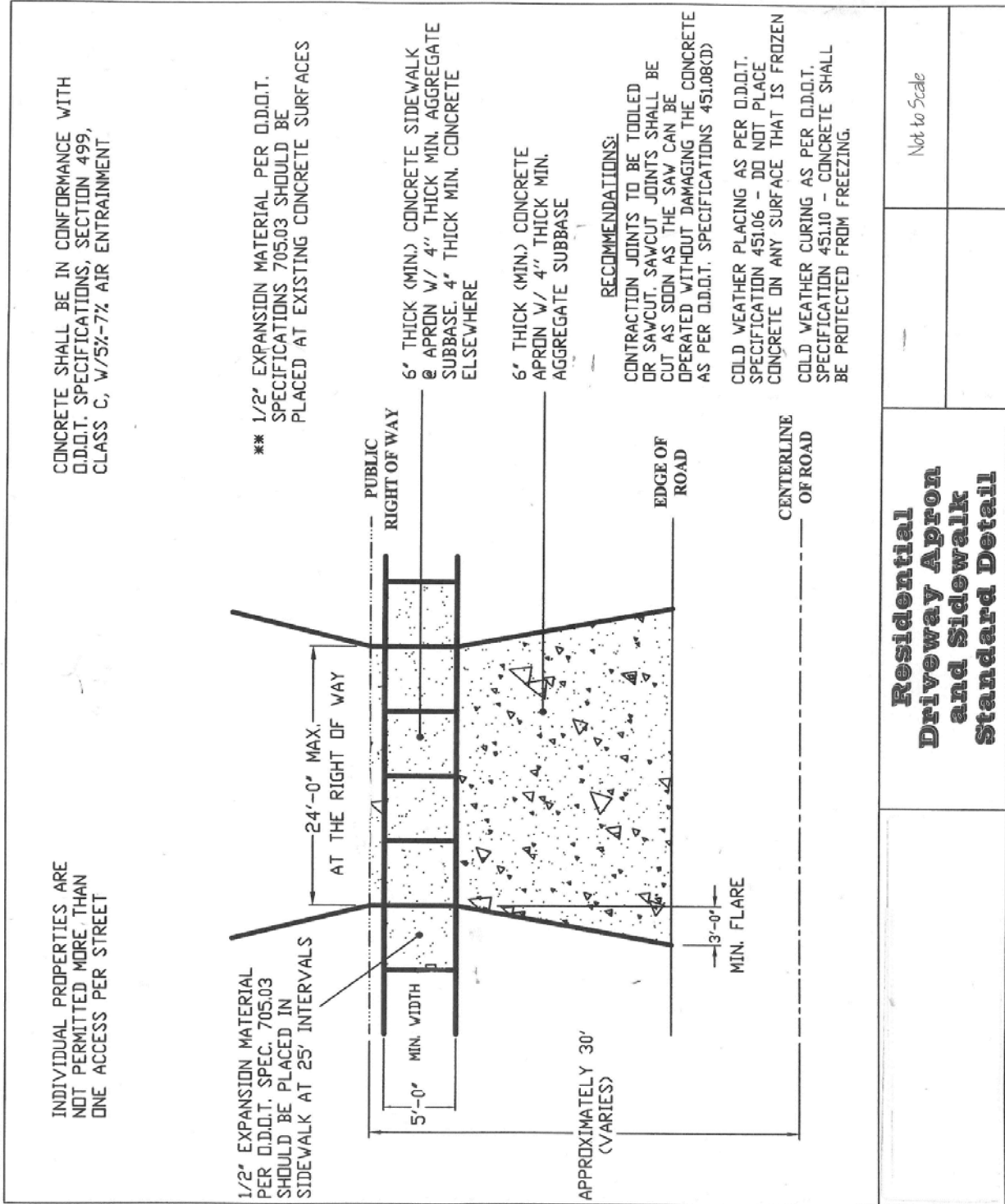
City of Richmond Heights Application for Concrete Driveways, Aprons, Flat Work (and Resurface Asphalt)

decantation nor more than five percent, in total, of coal, clay lumps, soft fragments, alkali, friable or laminated pieces.

(4) Mix. Concrete shall consist of a mixture of Air-Entraining Portland Cement, coarse aggregate, sand and water, proportioned in accordance with the requirements of this specification. Cement shall be measured by weight and shall be weighed on a balance or scale separate from those used to weigh the other ingredients. Aggregates shall be measured by weight. Batch weights shall be based on surface dried materials and shall be corrected to take into account the weight of surface water contained in the aggregates. Water shall be measured by volume or weight. Total or maximum water shall be considered as that including added water and absorbed (surface) water in aggregates.

For further pavement specifications see Richmond Heights city ordinance Chapter 1103 on our website at richmondheightsohio.org

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Residential Driveway Apron and Sidewalk Standard Detail	Not to Scale
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