

SECTION 20 – CONSTRUCTION ON PRIVATE DRIVEWAYS
(Amended May 17, 1993, effective June 17, 1993)

20.01 Only single-family dwellings may be constructed on private driveways in an R-1 District and only upon the following terms and conditions:

1. Only one (1) single-family dwelling may be constructed on each R-1 lot served by any private driveway.
2. Only one (1) R-1 lot may be served by each private driveway.
3. Any private driveway which serves an R-1 lot shall be a minimum of sixty (60) feet wide along its entire length from its intersection with a public road to its intersection with the lot.
4. The R-1 lot shall be a minimum of one and one-half (1-1/2) acres in size exclusive of the private driveway. No part of the private driveway shall be included to calculate the minimum lot size.
5. The R-1 lot shall be a single tax parcel, which parcel shall include the private driveway. No private driveway shall be obtained by easement.
6. The R-1 lot shall have a minimum width of one-hundred fifty (150) feet at the building set back line.
7. The single-family dwelling shall be constructed on the R-1 lot not less than fifty (50) feet from any property line.
8. The dwelling and accessory structures on the R-1 lot shall conform in all respects to the other requirements of the Leroy Township Zoning Resolution
9. The driveway shall have a durable surface, a minimum ten (10) feet in width, allowing for the access of emergency vehicles.

For the purpose of this section:

1. Private driveway is any portion or strip of land which provides access to abutting property and which is not dedicated or intended for use by the general public.