

## SHARED DRIVEWAYS: OVERVIEW

Per Section 19-73 of the Subdivision Ordinance, a shared driveway is required for any *minor subdivision* of 3 or more undeveloped lots; this means that, unless the applicant receives an exception through the DRC and Planning Commission, all minor subdivisions have one central driveway. Developed lots are excepted from this requirement. Family subdivisions have different access requirements and are not addressed by this document. Shared driveways must:

- Be a paved surface, at least 10' wide
- Be comprised of at least 2" of pavement over 4"-6" of stone aggregate
- Must meet VDOT requirements for entrance onto public or private rights of way
- Must be located within a shared access easement which is depicted on the plat
- Must be accompanied by a County Attorney approved document (often referred to as a "Shared Driveway Agreement" or "Shared Driveway Covenant"), to be recorded with the plat, setting for the following:
  - The provisions made for permanent care and maintenance of the shared driveway and any associated easement, including surety when required by the county; and
  - The method of assessing the individual property for its share of the cost of adequately administering, maintaining and replacing such shared driveway.

**Prior to subdivision approval the driveway must be built OR bonded.**

**This may or may not include an E&SC plan and bond. IF the land disturbance for the project exceeds 2500SF, an E&SC plan will be required.**

*Please note: the Subdivision Ordinance also requires all newly created lots to have at least 25' of frontage onto a public right of way. Many times, lots meet this requirement through the use of 25' "stems" which connect the body of the lot with the public right of way. While these stems fulfill the frontage requirement, they may not necessarily be used for access in a minor subdivision, per Sec. 19-73.*