



Richland Hills Development Services

3200 Diana Drive | Richland Hills, TX, 76118

817-616-3800 | richlandhills.com

Sec. 74-236. - One-family and two-family residential driveways.

- (a) The location and size of ingress and egress driveways for one- and two-family residences shall be subject to the approval of the city engineer.
- (b) Residential driveways to serve single car garages, carports, and/or storage areas shall be not less than 11 feet, nor more than 15 feet in width, measured at the property line. Residential driveways to serve two car garages, carports, and/or storage areas shall be not less than 11 feet, nor more than 24 feet in width, measured at the property line. When residential driveways are required to serve three or more car garages, carports, and/or storage areas, the size and location of the driveway shall be subject to the approval of the city engineer, after an adequate engineering analysis of the parking, maneuvering and access requirements. A driveway should not begin less than 15 feet from the point of tangency of the corner radius of an intersection.
- (c) The radius of all driveway returns shall be a minimum of five feet; however, if in the professional opinion of the city engineer, a situation justifies, driveways may be built at an angle other than perpendicular to the roadway and/or with driveway return radii of as much as 20 feet. Residential driveways shall not be constructed closer than ten feet apart.

Sec. 34-291. - Parking restrictions generally.

- (a) No vehicles, trailers or recreational equipment shall be parked or stored on any lot within the city except in accordance with the following provisions:
 - (1) On nonresidential property when parked upon an approved surface;
 - (2) On residential property when parked on any side or front yard when such vehicle is parked on hard paved surface of concrete or asphalt not less than nine feet by 18 feet, or at least of sufficient size to accommodate the horizontal area projected by the extreme limits of the vehicle. A vehicle may be parked or stored in the side yard, side yard adjacent to a street or rear yard provided it is screened from public view by not less than a six-foot tall solid fence. All parking spaces constructed for the purpose of abating this nuisance shall be constructed with a driveway adjoining an existing on-site driveway and approach adjoining a public right-of-way;
 - (3) On residential property when parked on any rear yard provided it is screened from public view by not less than a six-foot tall solid fence;
 - (4) Items parked or stored in or on a side yard shall maintain a minimum three-foot clearance to the property lines; or
 - (5) No more than two vehicles shall at any one time be parked in the rear yard of a residential lot of less than one-half acre, and no more than three vehicles shall be parked in the rear yard of a residential lot of one-half acre or more in size. On residential lots greater than one acre in size, farm implements shall be exempted from the requirements of this subsection and shall not count as vehicles in calculating the maximum number allowed. Notwithstanding the foregoing, vehicles which are parked in an enclosed garage or carport shall not count as vehicles in calculating the maximum number allowed and shall be permitted in unlimited numbers.

All Plans must follow the North Central Texas Council of Governments (NCTCOG) guidelines.

Driveway and Drive Approach Checklist	
<input type="checkbox"/> Driveway/Approach/Flatwork Permit Application	<input type="checkbox"/> If owner pulls permit rather than contractor
<input type="checkbox"/> Copy of property survey or site plan	<input type="checkbox"/> Copy of Driver's License
<input type="checkbox"/> Must highlight driveway location being placed or replaced	<input type="checkbox"/> Homeowner's Insurance
<input type="checkbox"/> Contractor Registration	
<input type="checkbox"/> Copy of Driver's License	
<input type="checkbox"/> Certificate of Insurance	



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Driveway and Drive Approach Application

Driveway

Drive Approach

Flatwork

Property Information

Job Address: _____ Zoning _____
 Owner/Occupant District: _____
 Name: _____
 Owner/Occupant _____
 Email: _____
 Phone #: _____ Cell #: _____

Contractor Information

Company Name: _____
 Business _____
 Address: _____
 Phone #: _____
 Email: _____

Description of work to be done

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with, whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other federal, state or local law regulating construction or the performance of construction.

Signature: _____

Date: _____

For Official Use Only

Permit Number: _____ Received by: _____

Fee: _____ Receipt #: _____ Date: _____

Comments: _____
