



Village of Royal Palm Beach, Florida

Community Development
1050 Royal Palm Beach Boulevard
Royal Palm Beach, Florida 33411
Telephone (561) 790-5128 Fax (561) 790-5129

DRIVEWAY STANDARDS-RESIDENTIAL-8/25

1. Driveway permit plans shall be depicted on a current survey < 2yr old, drawn to scale with dimensions, showing ALL existing property lines, buildings, driveways, sidewalks, roadways, curbs, fire hydrants, water, telephone, television and electric services and other above ground obstructions.
2. The total impervious area created by all buildings, walkways, driveways proposed and existing shall be calculated within a completed Pervious Area Form.
3. Front yard Landscape and impervious calculation must be completed (Pervious Area Form). 75% of Front yard area must be pervious or landscaped or 1000 SF minimum.
4. The sidewalk within the driveway area and the driveway within the swale area shall be a minimum 6-inch-thick concrete.
5. Driveways shall require form board inspection and final inspection.
6. All concrete shall have a minimum compressive strength of 2500 psi. Minimum 4" thickness.
7. All paver bricks shall be manufactured for driveway use (common bricks and stepping stones shall not be used).
8. Paver bricks shall be constructed over a graded, well compacted base free of roots and vegetative matter. A minimum of 4-inch shell rock or lime rock base is required within the village right-of-way.
9. No trees, hedges post etc. or other above ground obstructions shall be permitted within the driveway area.
10. A preformed expansion joint (1/2") shall be used on both sides of the sidewalk within the driveway area.
11. Transverse tooled joints shall be constructed in the sidewalk to match existing sidewalk.
12. The newly constructed sidewalk shall have a maximum of 2% cross slope.
13. The driveway in the swale area (between the sidewalk and the roadway) shall be constructed to match the profile and cross section of the existing swale.
14. Any existing drainage structures, inline drainage, clean outs, valve boxes etc. within the area of the new driveway shall be incorporated in the new driveway.
15. The driveway within the swale area shall be a minimum of 3 feet from the projected property line at the sidewalk and may flare to the projected property line at the edge of the street pavement.
16. All drives and or surface improvements shall remain 2 feet in from the projected property lines and any surface improved beyond adjacent wall rear building line shall meet primary structure setback.
17. The width of a one car driveway shall be 12 feet.
18. The width of a two car driveway shall be 20 feet.
19. The width of a circular driveway shall be 12 feet.
20. Driveway construction shall not alter the original grading levels of the lot or drain onto or adversely affect adjacent or neighboring lots.
21. There shall be no more than (2) two access points from any circle drives or driveways per street
22. Cut asphalt at street and re-patch with asphalt.