

A GUIDE TO DRIVEWAY REGULATIONS

The purpose of the guide is to provide direction to the general public and designers concerning appropriate parking and driveway configurations proposed in applications subject to City of Doral review.

APPLICATIONS MAY BE SUBMITTED TO:

City of Doral
Building Department
8401 NW 53rd Terrace 2nd Floor
Doral, Florida 33166
Telephone: (305) 593-6700
www.cityofdoral.com/permitting



RESIDENTIAL DRIVEWAYS

Do I need a permit to install a residential driveway?

Yes, a building permit is required to replace or extend a residential driveway. All driveway construction shall meet the design standards of Section 77-85 "Single Family and Duplex Drives" of the City's Land Development Code (LDC).

How do I obtain a permit to replace or extend my driveway?

Driveway replacements or extensions must be permitted through the City of Doral Building Department. A copy of the permit application is available on the Building Department's website under "Forms". The permit application is required to be completed and submitted online via the permitting portal with:

- 1 Set of Drawings/Plans
- 1 Survey (if, applicable) or Site Plan/Plot Plan/Aerial Map
- 1 Condominium/HOA Approval Letter (if, applicable)
- Proof of Ownership (Miami-Dade Property Appraiser Summary)

What happens after I receive my permit?

The job copy of the plans shall be maintained at the site and inspection must be scheduled prior to installation of paving material. The inspections may be scheduled through the Permitting portal and will typically require a sub-base inspection, zoning inspection, public works' inspection and building final inspection.

FOR MORE INFORMATION CONTACT:

Planning & Zoning Department
8401 NW 53rd Street
Doral FL, 33166
305-593-6630



Planning & Zoning
Department

RESIDENTIAL DRIVEWAYS

Applications for one or more additional parking spaces shall comply with the applicable standards in subsection (d).

(a) **Dimensions.** The following dimensions (table below) shall apply to drives within the front yard setback of all single - family and duplex dwellings.

(b) **Maximum coverage.** Driveway and parking coverage within the front yard area shall not exceed **70** percent. [Total Land Area (sf) x 0.70 = Max Driveway/ Surface (sf) – Example 1,250 (sf) x 0.70 = 875 (sf)] Both pervious and impervious surfaces shall be considered in calculating whether the foregoing standard has been exceeded.

(c) **Visual screening.** Any parking or driveway area which is not perpendicular to the right-of-way and located within the building setback shall be screened from view with a minimum of three-foot (3'-0") high hedge or berm. This requirement shall not apply to second drives for corner lots.

(d) **Paving surfaces** for additional driveway parking space(s) must protect and enhance the aesthetic character of the single-family residential district to the greatest extent possible, and meet the following conditions:

1. Building permit plans shall be provided with paving surface specifications, sections and details for review and approval by the city's building, zoning and public works departments.
2. Additional parking space(s) must be adjacent to an existing driveway.
3. Additional parking space(s) shall be a minimum of 7.5' to 8.5' feet wide by 18' feet long (7.5' preferred for compact vehicles).
4. Paving surface is required to be permeable using either open cell paver blocks, gravel grids, porous concrete, permeable pavers, permeable asphalt, concrete vehicle tire strips (2' to 3' feet in width) with sod, artificial turf in between, or concrete slabs separated by a minimum of 3" of artificial turf or nonliving landscape material comprising of a minimum twenty (20) percent of the driveway expansion area. See figure 77-85A, Additional Parking Space Options.
5. A native hedge (maintained at a minimum height of 36 inches) must be installed along the outside border of the additional driveway parking space or along the nearest interior property line. Corner lots must install a hedge along the outside border of the additional driveway parking space or along the side street property line to adequately screen the driveway expansion. See Figure 77-85B, Required Hedge.
6. Outer edge of the additional space must be a minimum of 5' feet from the nearest interior or side street property line.
7. Damage to the sidewalk and/or swale resulting from the use of the additional driveway parking space shall be corrected by the property owner.
8. Refer to the Building Department for paver details and specifications.

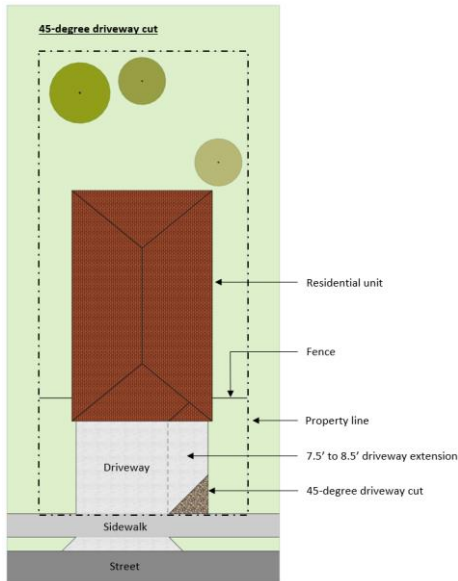
Driveways	Width (in feet)		Minimum Lot Frontage (in feet)
	Min.	Max.*	
Standard drive	10'	20'	N/A
Circular drive	10'	12'	75
Standard drive with circular drive	10'	20'	75
Additional driveway parking space	7.5'	8.5'	N/A



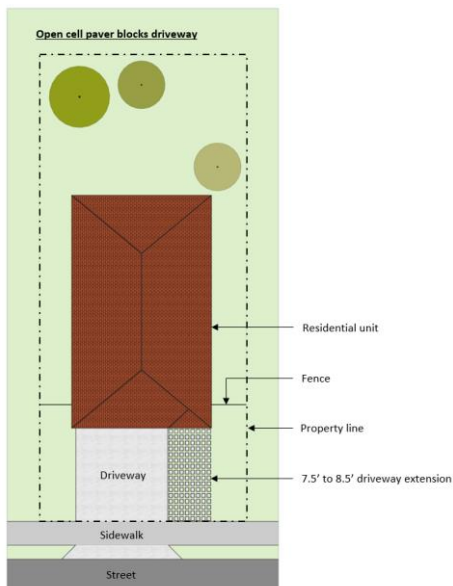


RESIDENTIAL DRIVEWAYS

Figure 77-85A: Additional Parking Space Options



Description: The 45-degree angle driveway cut extension must be adjacent to the existing driveway and contain permeable landscaping material on the angled area. The minimum width is 7.5' (preferable for compact vehicles) and the maximum width is 8.5'. Refer to required hedge conditions on this document.

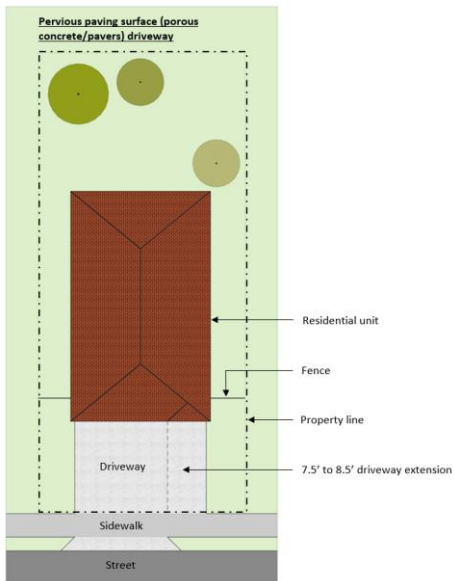


Description: The open cell block extension must be adjacent to the existing driveway. The minimum width is 7.5' (preferable for compact vehicles) and the maximum width is 8.5'. Refer to required hedge conditions on this document.

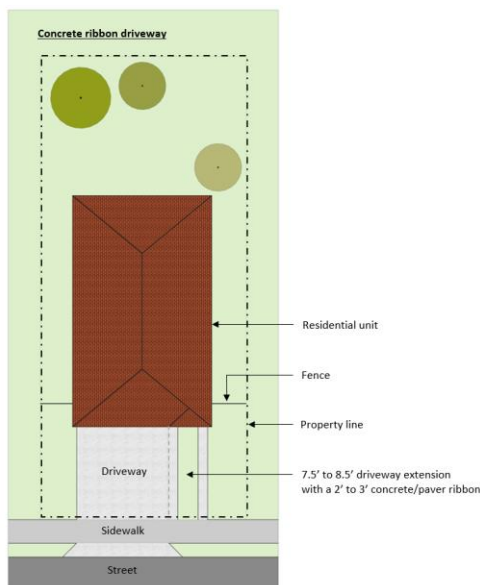


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Figure 77-85A: Additional Parking Space Options



Description: The pervious paving extension must be adjacent to the existing driveway and contain permeable material. The minimum width is 7.5' (preferable for compact vehicles) and the maximum width is 8.5'. Refer to required hedge conditions on this document.

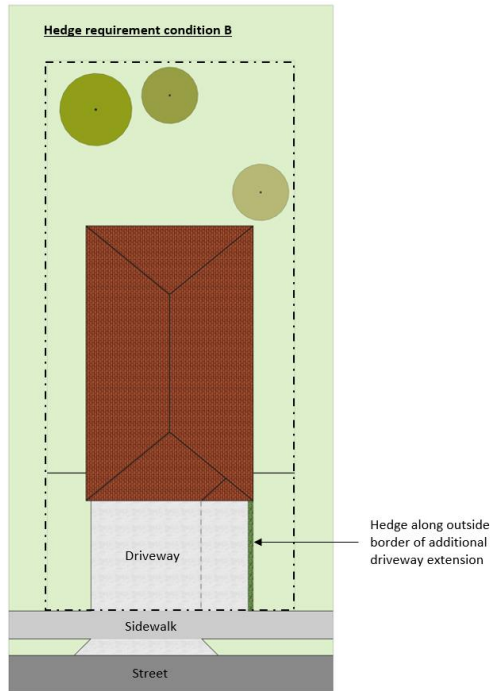
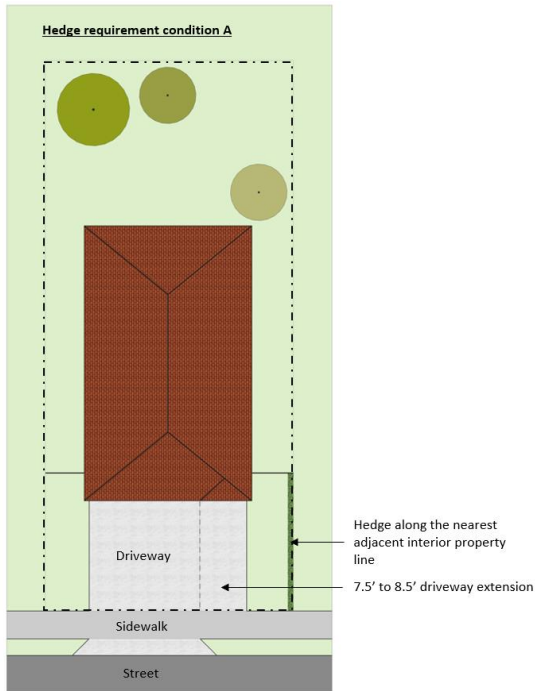


Description: The concrete ribbon extension must be adjacent to the existing driveway and contain permeable landscaping material in between. The minimum width is 7.5' (preferable for compact vehicles) and the maximum width is 8.5'. Refer to required hedge conditions on this document.

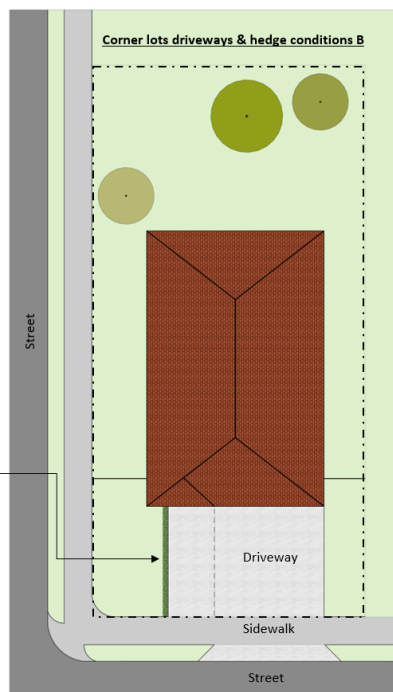
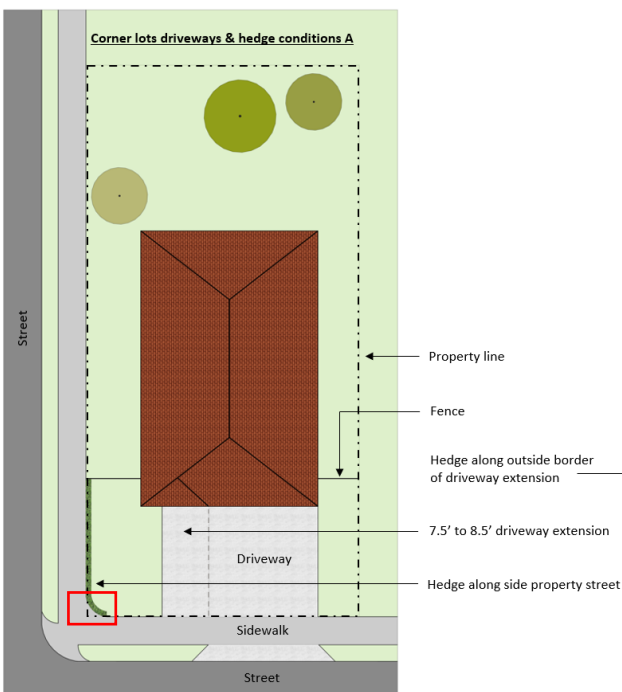


RESIDENTIAL DRIVEWAYS

Figure 77-85B: Required Hedge



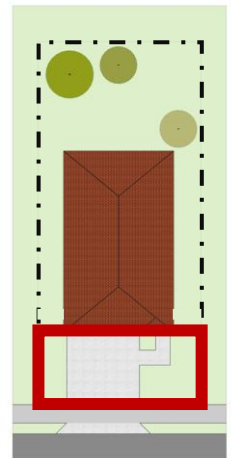
Description: A native hedge (maintained at a minimum height of 36 inches) must be installed along the outside border of the additional driveway parking space or along the nearest interior property line to adequately screen the driveway expansion and compensate for green open space loss. Refer to University of Florida Gardening Solutions website for Florida native shrub list.



Description: Corner lots must install a hedge along the outside border of the additional driveway parking space or along the side street property line to adequately screen the driveway expansion and compensate for green open space loss. **For corner lot A condition, the corner hedge (see red rectangle on diagram) can have 24" for visibility triangle clearance. Refer to Public Works Department for additional information.** Refer to University of Florida Gardening Solutions website for Florida native shrub list.

Homeowner Worksheet

- ☐ Site plan or survey showing configuration of lot (corner or inside lot) with footprint of house, accessory structures (pools, pergolas, etc.) and existing / proposed driveway layout with dimensions and landscape screening material.
 - ☐ Driveway: Length _____ x Width _____ = _____ sf
 - ☐ Max Front Yard Coverage¹: _____ front yard (sf) x 0.70 = _____ max driveway coverage (sf) (< 70%)
 - ☐ Landscape Material and Height: _____
- ☐ Property Appraiser Summary Form -
<https://www.miamidade.gov/Apps/PA/propertysearch/#/>
 - ☐ Applicant signing permit form must be as shown on property appraiser or provider authorization from owner.
- ☐ Homeowner or Condominium Association Approval
- ☐ Contractor/qualifier performing the work shall be registered with the City. See <https://www.cityofdoral.com/all-departments/building/contractor-registration/>.
- ☐ For Owner/Builder permit, see <https://www.cityofdoral.com/all-departments/building/forms-building/owner-builder-affidavit>.
- ☐ All pages of the Permit Application, signed and notarized where appropriate.
<https://www.cityofdoral.com/all-departments/building/forms-building/building-permit-application>.
- ☐ Paver details or specifications.
- ☐ <https://www.cityofdoral.com/all-departments/building/forms-building/paver-detail>



*Red rectangle indicates property's front yard (building line to sidewalk)



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Refer to Chapter 77 "Roads and Vehicular Use Areas" of the City's Land Development Code for complete driveway regulations. Please contact the Planning & Zoning Department for specific regulations for your property.