

Permit Required

1. All commercial, intuitional, industrial and non-residential driveway connections to a Palm Beach County-maintained roadway require a RW Permit from the Land Development Division.
2. A RW Permit is also required for residential driveways connecting to a County-maintained Thoroughfare Road (See Thoroughfare Right of Way Identification Map [here](#)) and for residential driveways connecting to a County-maintained road which require a culvert. Residential driveway connections serving up to two units with proposed connections to any road without a culvert shall obtain a driveway permit from the Building Division.
3. Driveway connections to a County-maintained road for a residential lot with more than two (2) units require a RW permit from the Land Development Division.
4. Modifications to existing residential driveways.

Design of Residential Driveways on Local Roads is Regulated By:

1. Unified Land Development Code (ULDC) Article 6, Chapter C, Section 1 , A.1.a. Driveways and Access
 - a. Minimum setback from side lot line is:
 - a. Single Family or Multi-Family 2 feet
 - b. Zero lot line and Townhome 1 foot
2. Lots located on local or residential streets shall have a maximum of two access connections. However, the number of access connections for a corner lot shall be governed by Land Development Design Standard Manual Section 300.
3. Driveway Spacing
 - a. Along local streets, driveways to corner lots shall be located to provide a minimum of 35 feet from the intersection of the projection of the right-of-way lines to the near edge of the driveway pavement.
 - b. Along local streets, driveways serving abutting lots shall be located such that flares or returns are separated by at least 5 feet and within the property frontage unless otherwise approved by the County Engineer.
4. Non-residential Driveway Criteria Minimum Pavement Return Radii by driveway Type
 - a. Minor 20 ft.
 - b. Intermediate 30 ft.
 - c. Major 40 ft.
5. Decorative Pavers and Stamped Concrete driveways are not permitted within the road right-of-way without having a recorded removal agreement, signed by Land Development Division staff, accepting maintenance responsibility.
6. Driveway Widths - Minimum and maximum driveway widths shall comply with the latest version of FDOT Design Standards Table 214.3.1 Driveway Dimensions and Figure 214.1.1 Driveway Terminology found in the FDOT Design Manual 2020
 - a. Minimum width of driveway is 12 ft.
 - b. Maximum width per driveway connection is 24 ft.

