

# **Residential Driveways, Patios, and Walkways**

## **Permit Required**

- No permit is required from the Town of Grand Island for the installation of a driveway, patio, walkways, or other pavements at ground level at one-family and two-family homes.
- The Town does have regulations that govern the installation of driveways, patios, walkways, and other pavements at ground level. The following is a summary of those regulations.

## **General Requirements**

### **Driveways**

- Front yard parking. Permanent front yard parking areas for residential uses are prohibited. Parking in the driveway accessing a garage or designated parking area in compliance with this code is allowed. No front yard shall be used for parking except on a driveway.
- No required front yard or portion thereof in any residential district or for any other residential uses in other districts shall be utilized to provide parking space required in this code.
- New driveways shall not be located nor existing driveways expanded to a distance less than three feet from the property line, so as to provide adequate room for drainage and snow removal. Nothing in this section shall apply to the replacement of existing nonconforming driveways for any purpose, so long as such nonconformities are not expanded.
- Driveways shall not be installed in wetland areas without prior approval of the NYS Department of Environmental Conservation (DEC) or the United States Army Corp of Engineers (USACE).
- It is recommended driveways not be installed in recorded easements. Driveways installed in easements may be removed as needed to provide access to the easement with no requirement for the driveway to be reinstalled. This does not include the road right-of-way in front of the dwelling. Work in the right-of-way may require temporary removal of the driveway but the driveway would be restored at no cost to the Owner.

## **Patios, walkways, and other pavements at ground level**

- Patios, walkways, and other pavements at ground level can be installed anywhere on the Owner's property with the following exceptions.
  - If the installation of the pavement alters the existing drainage plan a new drainage plan must be submitted to the building department prior to construction.
  - Patios, walkways, and other pavement on ground shall not be installed in wetland areas without prior approval of the NYS Department of Environmental Conservation (DEC) or the United States Army Corp of Engineers (USACE).
  - It is recommended patios, walkways, and other pavements on ground not be installed in recorded easements. Pavements installed in easements may be removed as needed to provide access to the easement with no requirement for the pavement to be reinstalled.