

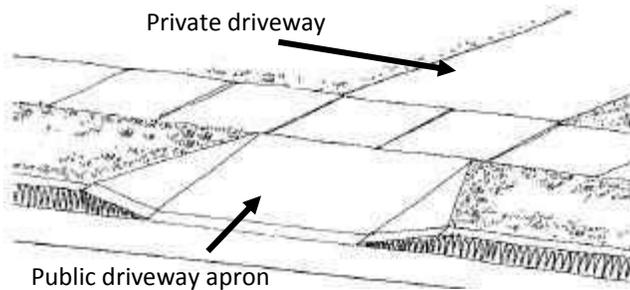
RESIDENTIAL DRIVEWAYS

The City of Clayton regulates the construction of residential driveways to ensure the use of high quality design and materials.



Permits and Approvals

A building permit is not required when constructing, reconstructing, extending, or resurfacing a driveway. Approval from the Architectural Review Board is required if constructing, reconstructing, widening, or extending a driveway with a prohibited material. If an existing driveway is to be expanded, documentation must be submitted to the City confirming that the property will not exceed the allowable impervious coverage limits (55 percent of the total lot area, 45 percent of the required front yard). If replacing the driveway apron, a separate permit is required from the Public Works Department.



Design and Materials

To eliminate the appearance of "a sea of concrete", new driveways and existing driveways that are reconstructed or extended must be constructed with exposed aggregate, brick pavers or stamped concrete. Flat concrete is permitted and shall be an 8.5-sack mix with Meramec sand and gravel (max. size 1"). Color shall match City of Clayton public sidewalks. Ribbon and asphalt driveways are not permitted.

Existing driveways that are constructed with a prohibited material are considered non-conforming. Existing non-conforming driveways may be resurfaced with the same material. Pavement resurfacing (also known as an overlay, asphalt overlay or pavement overlay) is the process of installing a new layer of asphalt over the existing pavement, typically 1.5 to 2 inches in depth. Pavement reconstruction is the process of installing both the subgrade asphalt layer as well as the top pavement overlay layer. Existing non-conforming driveways that are reconstructed must use an approved material.

12/08/2016

Permitted Materials



Stamped Concrete

Exposed Aggregate

Brick Pavers



Flat Concrete
(Meramec sand and gravel only)

Prohibited Materials

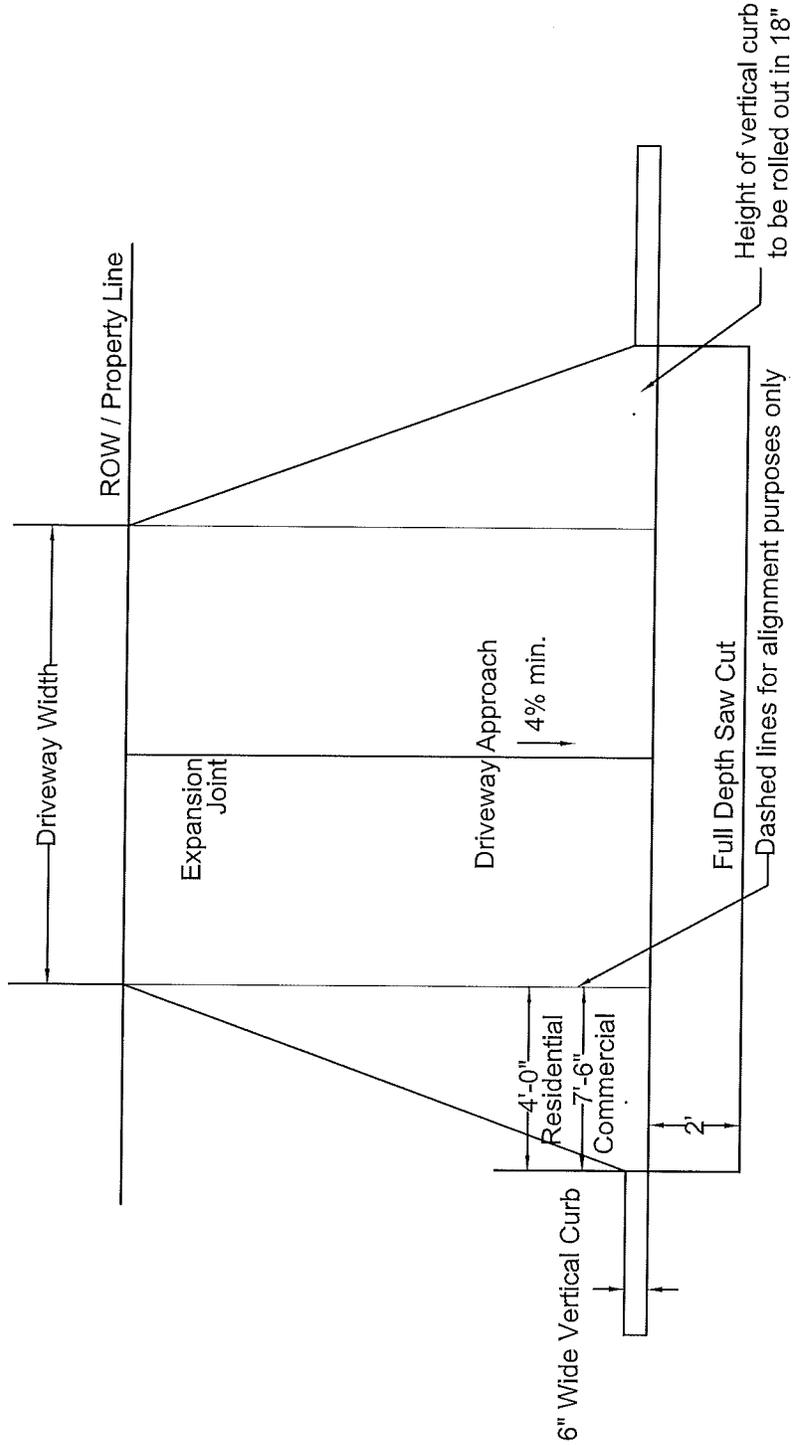


Asphalt

Ribbon Driveway

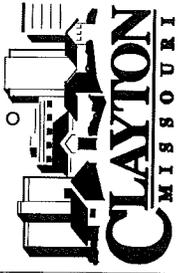
For more information, contact **Kathy Scott**
314-290-8453 kscott@claytonmo.gov
Department of Planning & Development Services

Driveway Approach Specifications (No Sidewalk)



SPECIFICATIONS:

- 1) Concrete shall be a 8.5-sack mix with Meramec sand and gravel (max. size 1"), shall attain strength of 3,500 psi in 3 days, and shall have a 3.5" +/- 0.5" slump permitted, 4%-7% air entrained. COLOR SHALL MATCH EXISTING.
- 2) Driveway approaches shall be 6" thick (residential) or 8" thick (commercial) concrete over 4" of compacted limestone (1" minus).
- 3) Expansion joints will be 1/2" premolded and extend from subgrade to 1/2" below top of finished surface. The upper 1/2" shall be open and edges of new concrete shall be rounded to 1/4" radii.
- 4) Streetside face of approach shall be approximately 3/4" above finished pavement grade.
- 5) Curing shall be accomplished by spraying Type 1-D curing compound at the rate of 200 S.F. per gallon.
- 6) Contractor shall notify Public Works (290-8540) 24 hours in advance of pouring concrete for inspection.



CITY OF CLAYTON
STANDARD DETAILS

Revisions	Date	Name
	12/14/2008	STANDARD DETAILS
	06/06/2010	STANDARD DETAILS
	11/10/2010	STANDARD DETAILS UPDATE
	12/22/2010	STANDARD DETAILS UPDATE

Checked By:	JW
Drawn By:	CAK
Drawing Scale:	1"=4'
Drawing Number:	

SD-6