

## ORDINANCE NO. 242

### AN ORDINANCE REPEALING CHAPTER 15.24 OF CITY OF GOSHEN SUBDIVISION AND MINOR SUBDIVISION REGULATIONS ADOPTED BY ORDINANCE NO. 198 AND ADOPTING NEW DRIVEWAY AND ACCESS REGULATIONS FOR THE CITY OF GOSHEN, ARKANSAS; AND FOR OTHER PURPOSES

WHEREAS, the City Council of the City of Goshen previously adopted Ordinance No. 198, which adopted the City of Goshen Subdivision and Minor Subdivision Regulations; and

WHEREAS, the City Council of the City of Goshen now desires to repeal Chapter 15.24 of the City of Goshen Subdivision and Minor Subdivision Regulations and adopt new driveway and access regulations for the City of Goshen.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL FOR THE CITY OF GOSHEN, ARKANSAS:

#### **A. Driveways and Access**

##### **1. Intent.**

The purpose of this document is to regulate the construction and maintenance of driveways as well as regulating access to property for current and future homeowners. Each lot is permitted at least one driveway. One driveway is permitted as part of the building permit for construction. If an additional driveway is necessary, a separate driveway permit must be obtained. This ordinance aims to maintain and enhance the rural character of the city while ensuring that construction is sufficient, effective and safe.

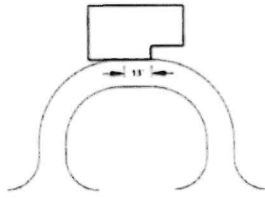
All driveways must comply with the regulations outlined in this document.

#### **B. Driveway Setback Requirements**

##### **1. Primary Arterial Streets. Where speed limits are greater than or equal to 45mph:**

- a. Separation of no less than one hundred feet (100') is required between driveways on adjacent lots.
- b. One driveway is permitted per lot unless road frontage exceeds three hundred feet (300'), in which case driveways on the same lot must be no closer than one hundred (100') to each other.
- c. Driveways shall be no less than two feet (2') from the property line.
- d. Driveway aprons shall be no less than ten feet (10') from the property line.

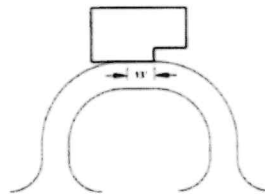
- e. Circle driveways and U-shaped driveways with two openings are permitted as one driveway and shall maintain the setback requirements from property lines.



U-Shaped / Circle Driveway

**2. Primary Arterial Streets. Where speed limits are less than 45mph:**

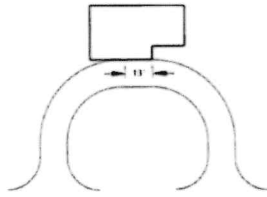
- a. Separation of no less than thirty feet (30') required between driveways on adjacent lots.
- b. One driveway is permitted per lot unless road frontage exceeds three hundred feet (300'), in which case driveways on the same lot must be no closer than fifty feet (50') to each other.
- c. Driveways shall be no less than two feet (2') from the property line.
- d. Driveway aprons shall be no less than ten feet (10') from the property line.
- e. Circle driveways and U-shaped driveways with two openings are permitted as one driveway and shall maintain the setback requirements from property lines.



U-Shaped / Circle Driveway

**3. Minor Arterial.**

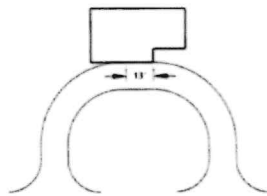
- a. Separation of no less than thirty feet (30') required between driveways on adjacent lots.
- b. One driveway is permitted per lot unless road frontage exceeds three hundred feet (300'), in which case driveways on the same lot must be no closer than fifty feet (50') to each other.
- c. Driveways shall be no less than two feet (2') from the property line.
- d. Driveway aprons shall be no less than ten feet (10') from the property line.
- e. Circle driveways and U-shaped driveways with two openings are permitted as one driveway and shall maintain the setback requirements from property lines.



U-Shaped / Circle Driveway

#### 4. Collector and Local:

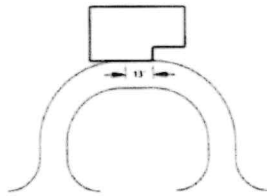
- a. Separation of no less than twenty feet (20') is required between driveways on adjacent lots.
- b. One driveway is permitted per lot unless road frontage exceeds three hundred feet (300'), in which case driveways on the same lot must be no closer than fifty feet (50') to each other.
- c. Driveways shall be no less than two (2') from the property line.
- d. Driveways aprons shall be no less than ten feet (10') from the property line.
- e. Circle driveways and u-shaped driveways with two openings are permitted as one driveway and shall maintain the setback requirements from property lines.



U-Shaped / Circle Driveway

#### 5. Cul-de-Sac or Loop Streets:

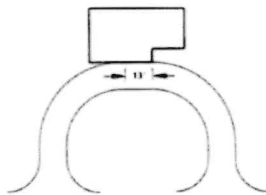
- a. Separation of no less than thirty feet (30') required between driveways on adjacent lots.
- b. One driveway is permitted per lot unless road frontage exceeds three hundred feet (300'), in which case driveways on the same lot must be no closer than fifty feet (50') to each other.
- c. Driveways shall be no less than two feet (2') from the property line.
- d. Driveway aprons shall be no less than ten feet (10') from the property line.
- e. Circle driveways and U-shaped driveways with two openings are permitted as one driveway and shall maintain the setback requirements from property lines.



U-Shaped / Circle Driveway

## 6. Curb and Gutter Subdivision Streets.

- a. Separation of no less than twenty feet (20') is required between driveways on adjacent lots.
- b. One driveway is permitted per lot unless road frontage exceeds three hundred feet (300'), in which case driveways on the same lot must be no closer than fifty feet (50') to each other.
- c. Driveways shall be no less than two (2') from the property line.
- d. Driveways aprons shall be no less than ten feet (10') from the property line.
- e. Circle driveways and u-shaped driveways with two openings are permitted as one driveway and shall maintain the setback requirements from property lines.



U-Shaped / Circle Driveway

## 7. Corner Lots

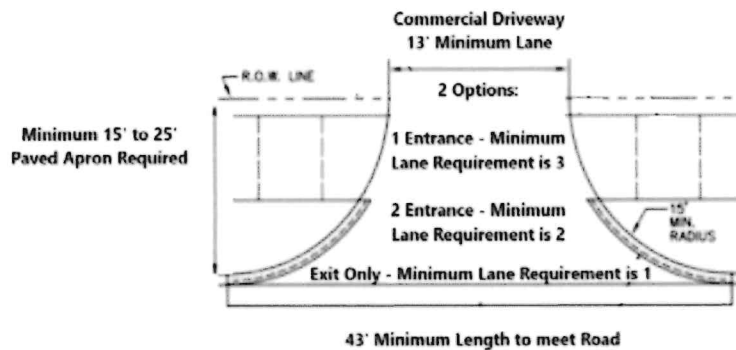
- a. Driveways should be positioned as far from the intersection as possible and must not be installed closer than twenty-five feet (25') to the beginning of the curb radius.
- b. Driveways shall be no less than two (2') from the property line.
- c. Driveways aprons shall be no less than ten feet (10') from the property line.

## C. Ingress/Egress Driveway Width

**All driveway lanes must be at least thirteen feet (13') wide.**

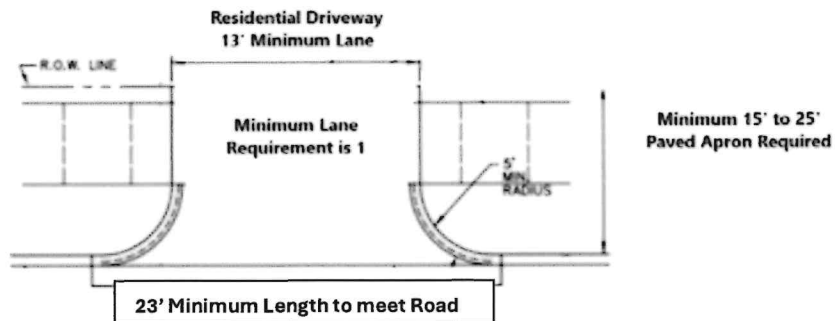
1. Commercial Ingress/Egress – Commercial ingress/egresses can be either one entrance or two or more.

- a. One entrance – if a commercial property has one entrance there shall be a minimum of three (3) lanes of traffic. Each lane shall be thirteen (13') wide with a radius of no less than fifteen (15') feet to ensure commercial trucks enter and exit smoothly. The driveway at the road shall be no less than sixty-nine (69') feet wide.
- b. Two entrances – if a commercial property has two entrances there shall be a minimum of two lanes of traffic. Each lane shall be thirteen (13') wide with a radius of no less than fifteen (15') feet to ensure commercial trucks enter and exit smoothly. Each driveway at the road shall be no less than fifty-six (56') feet wide.
- c. Exit only – Exit only lanes are for commercial trucks only. If a commercial property has an exit only for large commercial trucks the exit driveway must be no less than one lane. Each lane must be thirteen (13') feet wide with a radius of fifteen (15') feet. The exit at the road shall be no less than forty-three (43') feet wide.



**d. Residential Ingress/Egress.**

Residential properties must have no less than one (1) driveway. The driveway must have at least one lane and each lane must be no less than thirteen (13') feet wide with a five (5') feet radius. The driveway at the road must be no less than twenty three (23') wide.



- 2. Any arch over a driveway must maintain a vertical clearance of at least fifteen (15') feet.

## **D. Ingress/Egress Driveway Apron**

### **1. Design Requirements**

- a. If a driveway slopes down from the street, the apron must be concrete or asphalt for a minimum distance of fifteen feet (15') from the street.
- b. If a driveway slopes up from the street, the apron must be concrete or asphalt for a minimum distance of twenty-five feet (25') from the street, designed to prevent water and loose gravel from washing onto the street.

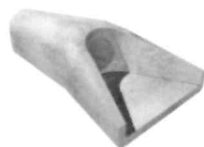
### **2. Enforcement Actions**

- a. If gravel washes onto the street from a driveway, the property owner may receive in this order:
  - i. A written warning to remove the gravel and rectify the issue.
  - ii. A citation if a prior warning has been issued.
  - iii. A requirement to pave additional sections of the driveway apron.

## **E. Culverts and Gravel Grates**

### **1. Culverts in Rights of Way**

- a. **Purpose:** Manage water flow and prevent flooding around driveways.
- b. **Installation:** Must be durable and in accordance with state highway standards in the case of a highway OR in the case of a city street, standard specifications for Highway and Roadway Construction for installation of concrete culverts via ARDOT guidelines then in effect.
- c. **Maintenance:** Property owners are responsible for regular maintenance. Noncompliance may result in penalties as specified.
- d. **Proper Drainage Tile:** Tiles shall be installed in accordance with the state highway standards in the case of a highway, or in the case of city streets, culvert tiles must be concrete and shall be at least eighteen (18") inches wide unless a variance is approved prior to installation.
- e. **Length of Tile:** The length of the tile must extend past the width of the driveway on both sides by no less than one (1') foot to ensure excess debris does not block the drainage tile unless there is a flared end or headwall (also known as an end treatment) is attached or installed. See pictures below.



- f. Gravel grates are recommended for gravel driveways with excessive slopes. If necessary, the grate must be installed at least twenty-five (25') feet before the driveway meets the public road.

**2. Right of Way Standards**

Work performed within the city’s right of way must meet city code and are to be inspected by an engineer who shall provide an engineer’s inspection letter at the cost of the property ownerr. Work must be completed, and inspection letter turned in within forty-five (45) days of the start of construction.

- a. Right of Way Widths - subject to both sides of the roads measured from center

i. Principal Arterial	90/80 feet
ii. Minor Arterial	70 feet
iii. Major Collector	70 feet
iv. Minor Collector	60 feet
v. Cul-de-Sac	196 feet
vi. Local & Loop Streets	50 feet
vii. Alleys	20 feet

**F. Ditching & Cutting**

Ditching or cutting across or along a city right-of-way is prohibited. It shall be prohibited for any individual, organization, or business to cut ditch or trench across or along any City Road right-of-way for any purpose, without first notifying the City Zoning Official and obtaining a permit. This permit shall contain a time limit of no more than three (3) months. It shall be required by each applicant to post a bond in the amount of no less than \$5,000.00 or equal value to that of the project, whichever is greater. Standard Specifications for restoring a cut across any city road must be restored to better or equal conditions before cuts are made.

**G. Appeals, Enforcement and Penalties**

- a. **Appeal.** All administrative interpretations of this ordinance may be appealed to the Planning Commission. The Planning Commission may consider certain alternatives on a case-by-case basis. All decisions made by the Planning Commission may be appealed to the Goshen City Council.
- b. **Noncompliance.** Violators may face a fine of up to \$250 for each infraction, with each day of noncompliance considered a separate violation. Citations may be issued by a certified officer of the law, leading to potential legal action.

**H. Severability**

If any section, provision, or part of this ordinance is held to be unconstitutional or invalid, the remainder of the ordinance shall remain in full force and effect.

**I. Repealer**

All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

**J. Emergency Clause**

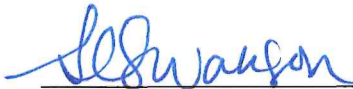
This Ordinance being necessary for the immediate preservation of the public peace, health, safety, and wellbeing, an emergency is hereby declared to exist and this Ordinance shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED this 19th day of August, 2025.



Russell Stroud, Mayor

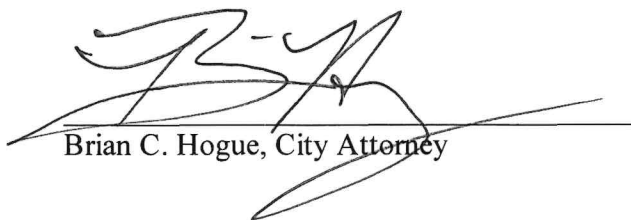
ATTEST:



Gina Swanson, Recorder/Treasurer



APPROVED AS TO FORM:



Brian C. Hogue, City Attorney

**ROLL CALL ADOPTING THE ORDINANCE**

Names of those voting YEA

Paula Anderson  
John Vaillancourt  
Shawn Mayfield  
Colton Martin  
Curtis Vaughan

Absent

Birch Wright

Names of those voting NAY

**ROLL CALL ADOPTING THE EMERGENCY CLAUSE**

Names of those voting YEA

Paula Anderson  
John Vaillancourt  
Shawn Mayfield  
Colton Martin  
Curtis Vaughan

Absent

Birch Wright

Names of those voting NAY