



Why should you obtain a building permit?

Your home is an investment. If your construction project does not comply with codes adopted by your community, the value of your investment could be reduced. Property insurers may not cover work done without building permits and inspections. If you decide to sell your home that has modifications without a permit, you may be required to do costly repairs or alterations.

A property owner who can show that code requirements were strictly and consistently met with each construction project or major repair made to his/her property (as demonstrated by the City's building department's carefully maintained records) could have a strong ally if something happens to cause a potentially destructive and costly lawsuit.

For more information on the benefits of building permits, visit the City of Merriam's website, www.merriam.org or call the Merriam Community Development Department at (913) 322-5520.



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RESIDENTIAL DRIVEWAY STANDARDS



*Guidelines for constructing
& maintaining private
driveways in Merriam*





Residential Driveway Standards

This information is provided as a service to the community to assist in the proper construction of private driveways. The owner or owners' representative is responsible for full compliance with local ordinances and regulations as adopted by the City of Merriam.

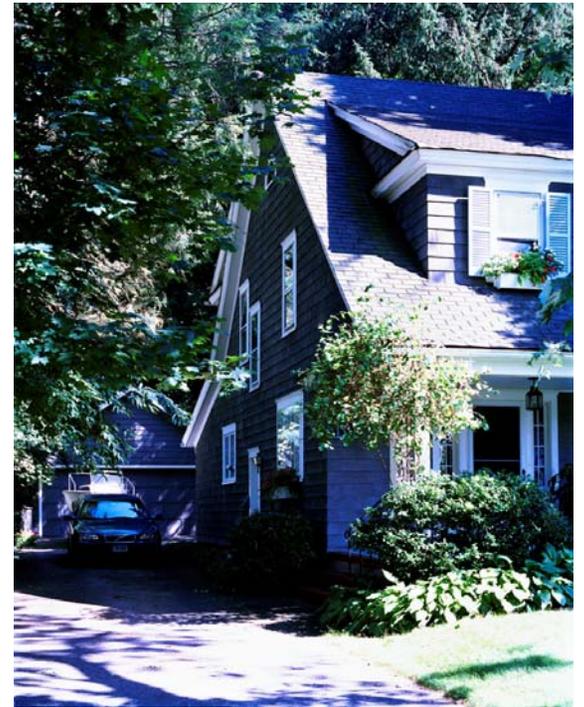
Zoning Regulations

The following provisions apply to driveways, driveway extension and parking areas on property used for single-family and two-family dwellings:

1. One driveway forward of the front building line and not exceeding 24 feet in width is permitted. No driveway shall exceed 24 feet in width at the front lot line.
2. In addition to a driveway forward of the front building line, one driveway extension not exceeding 12 feet in width, and not extending more than 20 feet forward of the front building line is permitted. Such a driveway extension may be connected to the driveway by a triangular shape paved area forming no greater than a 45 degree angle to the driveway and extending no further than 30 feet forward of the front building line.
3. No driveway or parking area located between the front building line and the rear building line may exceed 12 feet in width.

4. No driveway extension, which is not parallel to the driveway, may exceed 12 feet in width nor exceed 20 feet in length.
5. A circle driveway or horseshoe drive not exceeding 12 feet in width is permitted. No more than 2 driveway entrances are permitted on a lot, and the total width of driveway entrances measured at the front lot line shall not exceed 24 feet.
6. No driveway or parking area shall be located, and no vehicle shall be parked closer than 3 feet from any side lot line nor closer than 7 feet from any rear lot line. No boat, recreation vehicle or trailer shall be parked except in conformance with Section 74-422 (7) of the Merriam Code.
7. The area devoted to driveway or parking area located behind the rear building line shall not exceed 35% of the lot area located behind the rear building line.
8. All driveways and parking areas must be paved as required by Section 74-535 (e) (2) of the Merriam Code.
9. No existing unpaved driveway or parking area which may be enlarged, unless the existing driveway and parking area, and the area in which it is being enlarged is paved as required by Section 74-535 (e) (2) of the Merriam Code.

Any work conducted on City owned Rights-of-Way must be reviewed by the Public Works Department and may require a Right-of-Way permit .



Driveway Maintenance

City property maintenance ordinances require that driveways, parking areas and private streets be maintained free of cracks, potholes, and other defects by the property owner. Failure to maintain such structures constitutes a public nuisance which is prohibited by Merriam Code and the International Property Maintenance Code.

