

## **SECTION 30. GATED COMMUNITIES:**

Gates are permitted only on local private streets and driveways. The gates, streets and driveways must be privately maintained from the right of way of the public street providing access and must adhere to all provisions outlined in Article V, Section 9 (Private Streets) of the Greene County Subdivision Regulations. Specific offset distances from the public street right of way for both the resident and visitor controllers, gates and turnarounds are defined.

### **1) Definitions:**

**Gated Private Access:** any entrance to a private drive or street that is designed to control vehicle access to the site. It includes those sites regulated by a guard station with or without gates or those entrances controlled by an electronic keypad, card reader, radio transmission or any other device.

**Major Street:** For the purpose of this regulation it is any street defined on the Greene County Major Thoroughfare Plan as an expressway, primary or secondary arterial.

**Minor Street:** For the purpose of this regulation it is any street defined on the Greene County Major Thoroughfare Plan as a collector or local Street.

**Required Right of Way Line:** The distance from the centerline of the existing roadway to the edge of the right of way required by the street classification of the street as designated on the Greene County Major Thoroughfare Plan.

**Primary Access:** An access that has facilities for visitor communication and is the access from the roadway with the highest classification or most visible access. More than one entry may be treated as a primary access.

**Secondary Access:** Any access that has a lower lesser amount of traffic and does not have facilities for visitor communication.

### **2) Design Requirements:** Setback distances for the control console and gates located at controlled private accesses are based on the designation of the public street, major or minor, providing access to the site and whether the entry is defined as a primary or secondary access. Setback distances are measured from the required right of way line defined above.

Turnarounds for controlled private accesses designated as a primary access must provide such that a 30 foot wheelbase service vehicle and a passenger vehicle can turnaround without backing onto the required right of way of the street providing access to the site. Those entries designated as secondary accesses must provide a turnaround for a passenger vehicle without backing onto the required right of way of the street providing access to the site.

Minimum Setbacks from Required Right of Way Line:

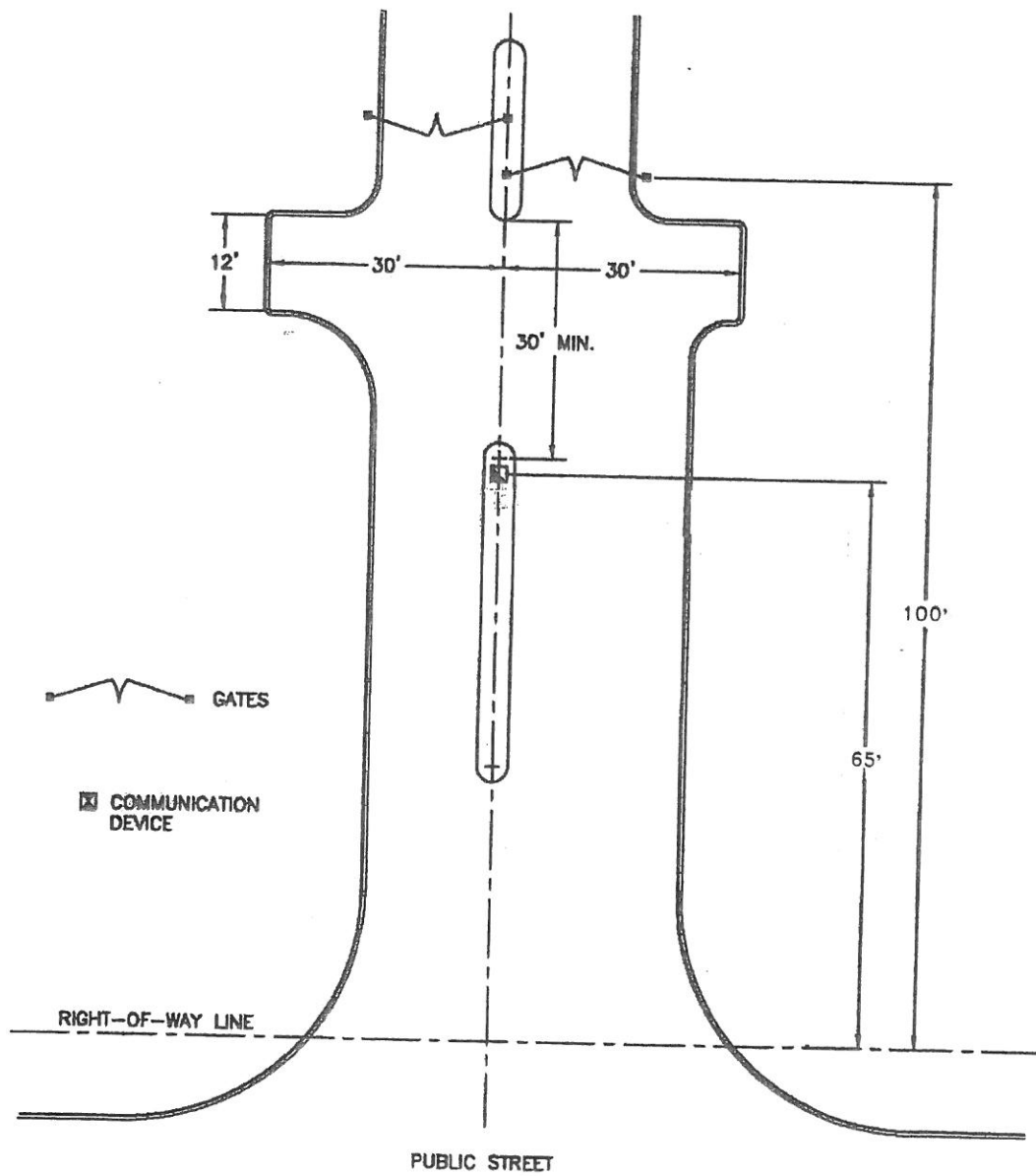
	Major Street		Minor Street	
	Distance from gate to right of way	Distance from console to right of way	Distance from gate to right of way	Distance from console to right of way
Primary Access	100 feet	65 feet	100 feet	65 feet
Secondary Access	75 feet	40 feet	75 feet	40 feet
Private Drive	65 feet	40 feet	65 feet	40 feet
*One-Way(Exit Only)	0 feet	N/A	0 feet	N/A

\* Gates may not open onto right of way.

3) **Scaled Site Plan Requirements:** A site plan must be submitted and approved. At a minimum the site plan must include:

- Identification of the access as being a primary or secondary access.
- The classification of the public street providing access to the site.
- The Location of the gates and storage length from the required right of way line to the gates.
- Location of the control island.
- Location of the resident/visitor controller and storage length from the required right of way line to the controller.
- Dimensions of the required vehicle turnaround.
- Dimensions of the private street from the required right of way line to the gates.

# Typical Layout for a Primary Regulated Access on a Major Street



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