EXISTING GATES AND DRIVES

Effective 10/01/2009 all existing access gates that do not comply with the requirements shall be allowed to remain but may not be enlarged or otherwise modified without complying with the criteria within or by obtaining approval by administrative appeal to the Director of the Development and Community Service Department.

City of
EL MIRAGE
Arizona

GRAND HERITAGE, BRIGHT FUTURE!

CITY OF EL MIRAGE
Development & Community Services
Planning and Zoning

12145 NW Grand Avenue
El Mirage, Arizona 85335

Phone: 623-876-2996
Fax: 623-876-4605
TDD: 623-933-3258
Website: www.cityofelmirage.org

ACCESS GATES

Requirements for Installing VEHICULAR ACCESS GATES

City of El Mirage
April 2014

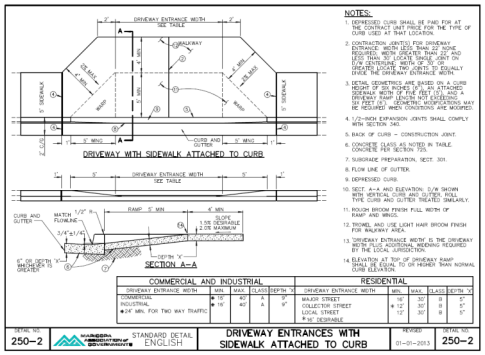
VEHICULAR ACCESS GATES ARE PERMITTED IN THE CITY UNDER THE FOLLOWING PROVISIONS:

PERMITS AND FEES

All gates are fences and fences require a building permit which is issued by City staff per adopted requirements and fees. A building permit will be issued when the adopted requirements and fees are met. Fees are based on the value of the structure.

SURFACE AND CURB

Limited use vehicle gates may be permitted on residential lots with a dustproof drive surface [gravel, crushed granite, etc.] in front and side yards plus either a roll curb or driveway curb cut. Any existing sidewalk will have to be removed and replaces with a 5" thick (residential) or 9" thick (commercial) section.



NON-ACCESS ROADS

No access shall be granted along any street classified as an arterial or collector or on any other street which has a recorded vehicular non-access easement [V.N.A.E.].

SIDE STREET ACCESS

Vehicular access may be installed on a local side street that does not have a non-vehicular access easement if there is safe sight distance and a roll curb or mountable curb, either existing or one is installed.

ALLEY ACCESS

Vehicular access to an alley is only allowed if the alley is paved per City pavement standards as determined by the City Engineer.

HOME OWNERS ASSOCIATION (HOA)

The applicant shall secure HOA's approval letter and submit with application, if applicable.

CITY REVIEW

The Planning and Zoning, Engineering and Building Safety staff will review all RV Gate applications and sites.

SCREENING REQUIREMENTS

A screening fence is required for vehicular storage in side yards per the El Mirage City Code Section 90.14(G). Screening is defined as "a solid or nearly solid barrier for the purpose of visual separation" per Section 154.020 of the City Zoning Code.

NUMBER OF DRIVEWAYS

All residential lots under 100 feet in width may have one paved driveway. All residential lots over 100 feet in width may have a second or circular drive with the proper curbing. [See Section 154.104 (E) of the Zoning Code.]

FRONT YARD PARKING

Front yard parking shall not exceed 50% of the front yard on lots under 7,000 square feet or 35% of the front yard on lots of 7,000 square feet or more in accordance with the Parking Requirements of the City Code Section 72.09(B).

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