

Shared/Joint Driveways and/or Cross Access

What is Driveway Sharing?

A shared driveway is when two or more adjacent properties use the same driveway for ingress and/or egress. Shared driveways are very common in newer commercial areas, for instance at strip malls, regional shopping centers, and office parks. Sharing driveways is simply good design practice since conflict points caused by motorists entering and leaving the businesses are reduced. This will, in turn, tend to reduce traffic accidents associated with turning traffic and improve the traffic flow on the main road.

What are Joint and Cross Access?

Joint and cross access are formal, legal methods of ensuring that adjacent properties can share driveways. In the case of joint access, two adjacent property owners share a driveway along their common property line. In the case of cross access, one property owner has the legal right to access and use a driveway that is on the adjacent property owner's land. Joint and cross access can be built into private real estate titles through easements. They can also be encouraged or required in local planning or design standards or in municipal and county ordinances.

