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Driveways

Required Permits

A zoning permit is required for any new or expanding driveway projects. A driveway access permit may be needed for new driveways.

Driveway Widths

The maximum and minimum driveway widths for driveways accessing the following types of streets or roads are as follows:

Types	Residential		Commercial	
	Minimum (feet)	Maximum (feet)	Minimum (feet)	Maximum (feet)
(a) Minor Streets	10	22	22	32
(b) City Collector Streets	12	22	26	32

Proximity to Lot Lines

Access driveways may be placed adjacent to property lines, but in no case shall a driveway be placed nearer than five (5) feet to an existing drive on an abutting parcel.

Permitted Driveway Surfaces

All new driveways must have concrete, asphalt, pavers, or other type of paved surface. Although gravel driveways that existed prior to the year 2000 are grandfathered in to the regulations, if the dimensions or location of the gravel driveway changes, it must be brought into conformance with current City regulations. Any parking pads or other parking surfaces must be contiguous to the driveway.

Water Service

If the property's water shut off is located in the area to be paved, a type A1 ford meter box cover must be installed and inspected by the Public Works Department.

Driveway Access

Each residential property is permitted only one (1) access point to a public street. Properties with two access points to a public street that existed prior to the year 2000 are permitted to remain. However, if the property is redeveloped, the driveway must be brought into conformance with current City regulations.

Proximity to Residence or Other Principal Building

No access drive shall be closer than three (3) feet to any single- or two-family residence, nor closer than five (5) feet to any other principal building.

Lot Coverage

Residential properties must have a minimum of 65% landscaped lot coverage, meaning areas free of buildings or driveways.

Minimum Driveway Angle to Public Street

The minimum angle a driveway may have to a public street is thirty (30) degrees when the public street is one-way or divided, otherwise sixty (60) degrees for regular two lane roads.

Minimum Distance of Driveway from Street Intersections

Distance shall be measured along street right-of-way line between the nearest driveway edge and the nearest right-of-way line of the intersecting street:

If the driveway enters a street classified as a:	and the intersecting street is classified as a:	and the driveway enters lane approaching or leaving intersection:	
		Approach (ft)	Leave* (ft)
Local Street	Local Street, Collector or Minor arterial	15	15
Local Street	Minor Arterial	20	15
Collector Street	Local Street	20	15
And Minor Arterial	Collector, Minor Arterial	25	15
	Major Arterial	35	20
Major Arterial	Local Street	20	15
	Collector, Minor Arterial	25	15
	Major Arterial	40	20
	Expressway Ramp	200	100

** Minimum distance to be the same as that specified for approaching lane if left turns are permitted into or out of driveway.*

Parking Requirements

In all residential districts, parking shall be prohibited on any area of the property except on designated driveways or parking lots. There shall be no more than four vehicles parked on the driveway. Passenger vehicles, recreational vehicles, trucks and watercraft that are in an inoperable condition or are unlicensed or in storage shall not be parked outdoors in the City for a period exceeding seven (7) days. "Inoperable" shall mean incapable of movement under its own power or in need of repair or disposal in a junkyard.

Traffic Study May Be Required

Any site development that proposed to increase the peak hour traffic on streets or highways near the development may be required to submit a Traffic Study prepared by a qualified traffic engineer that defines the impact of the development on the street and highway system and shows techniques to mitigate potential problems.

See Section 1325 of the Zoning Code for complete driveway regulations.

See City Code, Chapter 8 for additional on-street parking regulations.

This handout is written as guide to common questions and problems.

It is not intended nor shall it be considered a complete set of requirements.

Updated 2/6/26