

The following guidelines are for the installation of new, replacement or overlays of existing residential driveways. They do not cover all residential lots or every provision in the *City Code*. For more information, see the *City Code*, Chapters 17, 19 and 21 on the City's Web site at www.ci.bloomington.mn.us, keywords: City Code, or call Building and Inspection.

Permits and inspections

Section 17.13, 21.301.06 (g) and (i)

A driveway permit is required for overlay, construction, replacement or alteration of a residential driveway or off-drive parking or turnaround area, with limited exceptions for repairs. Applications are available on our Web site at www.ci.bloomington.mn.us, keyword: Driveway, or at the Building and Inspection's counter.

An accurate sketch of the proposed work must accompany the application, with measurements of the current driveway, if any, and the proposed width, setbacks and slopes of the new or replacement driveway in relationship to other pavement and buildings on the lot.

Contact the Engineering Division for the following:

- **Driveway approach.** Any expansion of an existing approach or installation of concrete or decorative materials within the approach, will require a separate review and Right-of-Way permit from the Engineering Division.
- **Public utilities.** Any applications requesting encroachment near or over public utilities must be reviewed with Engineering and the Building and Inspection Divisions.

Work must not proceed until a permit has been issued. The orange permit card must be on site at all times. In cases that involve existing encroachments and difficult drainage issues, an inspection must be done **prior to** permit issuance.

The person to whom the permit was issued or their representative must call for inspection of completed work.

Surface materials

Sections 17.13 and 21.301.06 (c)(i)

Driveways and off-drive parking and turnaround areas must be paved for the entire length and width of the surface with Portland cement concrete; plant bituminous surface (i.e. asphalt); driveway pavers of brick, stone or concrete placed with gaps not exceeding 1/4 inch; or other material as approved by the Issuing Authority. Gravel is not permitted. For details on driveway approach materials and placement contact the Engineering Division.

Definitions

Sections 8.45, 17.01, 19.03

Driveway - A private drive to an off-street destination such as a garage or parking area providing access for motor vehicles from a public way or driveway approach. A driveway does not include off-drive parking or turnaround area.

Driveway approach - An area, between the curb or pavement edge of a public street and the private property line intended to provide access for vehicles from a roadway or a public street to a driveway on private property.

Garage, private - A building or portion of a building used by the tenants of the building or buildings on the premises which is designed primarily for the storage of motor vehicles including but not limited to automobiles, trucks, motorcycles and mopeds.

Impervious surface - Surfaces that will not allow rainwater to easily dissipate beneath the topsoil. Examples of impervious surfaces are buildings, sidewalks, driveways, patios, stoops, landscaping with plastic sheathing, pool decks and tightly spaced deck boards.

Legally nonconforming - The driveway or parking area does not comply with current Code but it did comply with the Code in effect at the time it was constructed.

Off-drive parking area - An off-street area connected to a driveway intended for the parking of vehicles.

Off-drive turnaround area (hammerhead) - An off-street area connected to a driveway intended to allow vehicles to turn around on site and exit on to roadways in a forward facing position.

Setbacks

Section 21.301.06 (i)

Driveways and off-drive parking and turnaround areas must meet the following setback requirements.

With some exceptions as noted in the *City Code*, the minimum setback of driveways and off-drive parking and turnaround areas from property lines is as follows:

Front	Minimum 20 feet
Side	Minimum 5 feet
Rear	Minimum 5 feet
Side or rear abutting public street.	Minimum 20 feet

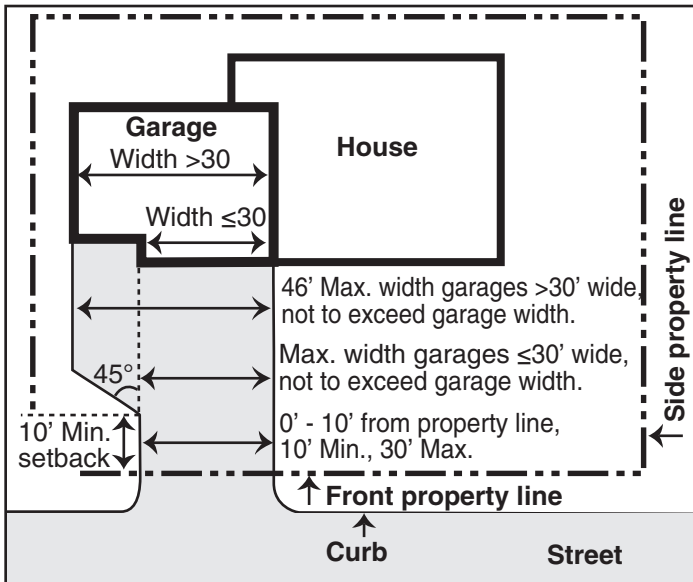
Location and configuration

Sections 17.13, and 21.301.06 (i)

New driveways may not be constructed and existing driveways may not be expanded unless they lead directly to and connect with a garage.

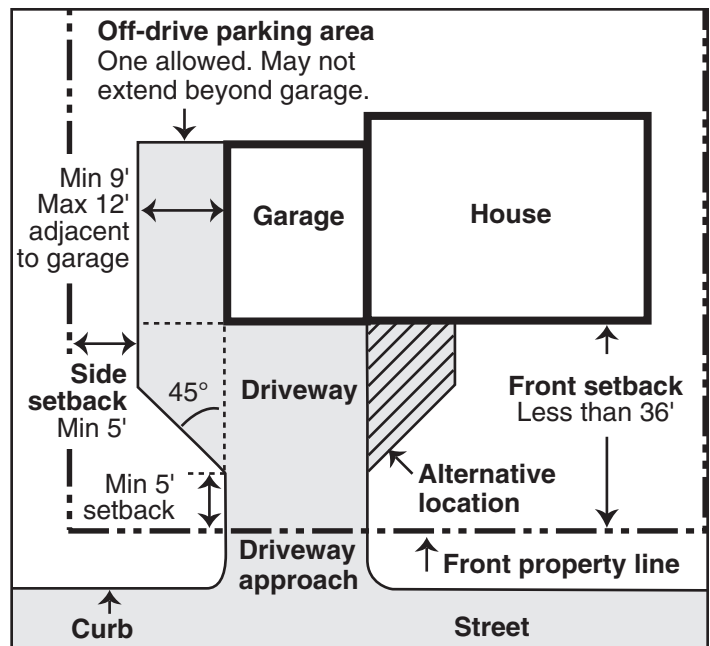
If no garage is present, a maximum of one driveway may be constructed, provided it leads to a location where a garage could legally be constructed and the length of the driveway does not exceed 50 feet or the maximum distance of the front facade of the principal building from the front property line, whichever is greater.

Driveway width



- The **minimum driveway width** is 10 feet.
- The **maximum driveway width for single-family sites with a garage of 30 feet or less in width** must not exceed the width of the garage it serves.
- The **maximum driveway width for single-family sites with a garage over 30 feet in width:**
 - Must not exceed 30 feet between zero and ten feet from its intersection with the property line.
 - Must not exceed the width of the garage it serves at any point and may transition at a 45 degree angle from 30 feet in width to the width of the garage, up to a maximum of 46 feet in width, between 10 and 26 feet from its intersection with the property line.
 - Must not exceed the width of the garage it serves, up to a maximum of 46 feet in width, between 26 and 100 feet from its intersection with the property line.
 - Must not exceed the width of the garage it serves, beyond 100 feet from its intersection with the property line.
- For sites without garages, the maximum driveway width is 24 feet.

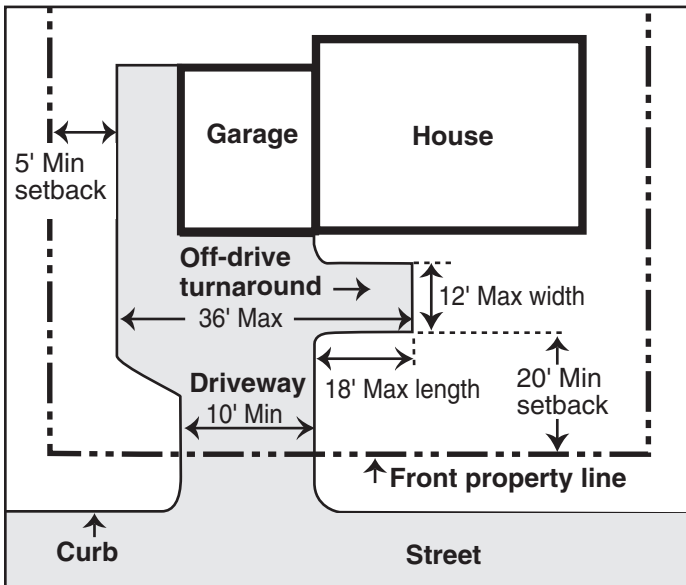
Off-drive parking areas



The construction of new or the expansion of existing off-drive parking area must comply with the following standards and is **allowed only when the cumulative total width of all driveways on site is 26 feet or less.**

- One off-drive parking area of up to 12 feet in width and accessible by a standard vehicle from the driveway is permitted. The off-drive parking area may be located on either side of the driveway provided all setback and other standards are met.
- The off-drive parking area may extend adjacent to the side of the garage but may not extend farther from the street than the rear of the garage. When adjacent to a garage, the off-drive parking area must be at least nine feet wide and not more than 12 feet wide.
- The off-drive parking area must meet the setbacks in *Section 21.301.06(i)(9)* of the *City Code* except that a portion of an off-drive parking area may encroach into the 20 foot front setback area as it transitions to full width.
- For sites with a house front setback of less than 36 feet, the off-drive parking area may begin to transition to full width at a 45 degree angle between 5 feet and 17 feet back from the property line adjacent to the street.
- For sites with a house front setback of 36 feet or greater, the off-drive parking area may begin to transition to full width at a 45 degree angle between 10 feet and 22 feet back from the property line adjacent to the street.
- In the event a site has a second driveway, second garage or a circular driveway, an off-drive parking area is allowed only adjacent to one driveway/garage.

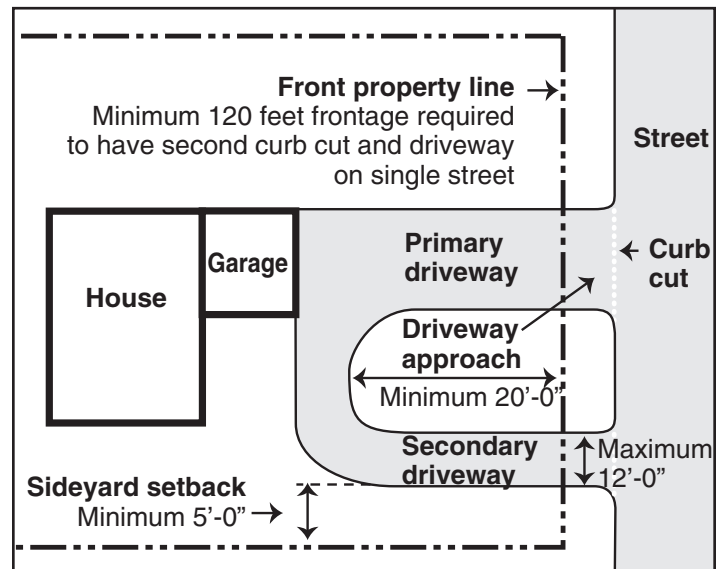
Off-drive turnaround areas



The construction of a new or the expansion of an existing off-drive turnaround (hammerhead) area is allowed only when the total width of the driveway and any adjacent off-drive parking area at a given point does not exceed 36 feet.

- In order to allow vehicles to turn around on-site and exit onto roadways in a forward facing position, one off-drive turnaround area up to 12 feet in width and 18 feet in length is allowed abutting a driveway. The maximum width of driveway, plus off-drive parking area, plus off-drive turnaround area, must not exceed 36 feet at any point. The off-drive turnaround area may be located on either side of the driveway provided all setback and other standards are met; and
- In the event a site has a circular driveway, an off-drive turnaround area is not allowed. In the event a site has a second but unconnected driveway, an off-drive turnaround area is allowed only adjacent to one driveway.

Second curb cut



- A permit for a second curb cut to a single family site may not be issued unless the site has at least 120 feet of frontage along a single public street or is a corner lot and complies with the standards of *Sections 17, 19 and 21* of the *City Code*.
- For corner lots, when two curb cuts are present, each curb cut must be to a separate street unless the site has at least 120 feet of frontage along a single public street.
- More than two curb cuts are prohibited for single or two-family residential sites. In the event a second driveway is installed to service a second garage, the second driveway must meet all driveway standards.
- In the event a second driveway is installed to serve as a circular driveway, the secondary driveway is limited to 12 feet in width and must meet all other driveway standards.

Legally nonconforming driveways

Section 21.301.06 (i)

Legally nonconforming driveways with setbacks of less than 5 feet from a side/rear property line **may be repaired, altered, resurfaced or reconstructed, but not expanded toward the property line**, subject to the following:

- (i) All driveway surface water drainage must be directed away from the side property line and the abutting property by a slope, curb, retaining wall or other measure approved by the Issuing Authority; or
- (ii) Subject to the approval of the City Engineer, driveway surface water drainage may be conveyed by a graded swale in a drainage easement(s) drafted and executed by the property owners of record and filed with the registrar of Titles' or Recorder's Office of Hennepin County with proof thereof presented to the Issuing Authority.

Note: The 1991 ordinance established side, rear and front setbacks. City aerial maps from 1989 are available to view to determine what was present on the property for any replacement driveways requesting less than the current setback minimums.

Gravel/class 5 driveways

Section 17.13 and 21.301.06 (i)

All gravel driveways being converted to a hard-surface material or pavers will be required to meet the standards of the March 2010 driveway and driveway approach ordinance.

Shared/cross access driveways

Section 21.301.06 (i)

Any permit application to repair, replace, resurface, alter or expand a current shared and/or cross access driveway must be accompanied by a copy of the legal easement agreement for the property requesting the permit.

Common driveway setbacks

Section 21.301.06 (i)

For new driveways or currently recorded driveways, the side and rear setbacks may be zero feet where an access easement or a driveway common to adjoining properties has been required and approved by the City Engineer. An access easement or common driveway easement must be drafted and executed by the property owners of record. The document must be filed with the Registrar of Titles or Recorder's Office of Hennepin County with proof thereof presented to the issuing authority.

Drainage and slope

Section 17.13 (c) and 21.301.06 (i)

Driveways must be installed with slopes sufficient to drain all water to the street and away from neighboring property.

Impervious surface coverage

Section 19.27(f)

The installation of a new or the expansion of an existing driveway must take into account the existing, impervious surface coverage of a lot and may not exceed 35 percent, or less for certain lots with steep slopes. Where the coverage appears to be approaching 35 percent, written measurements of the existing conditions are required before a permit will be issued.

Approaches and curb cuts

Section 17.11, 17.13 and 21.301.06 (i)

For information, contact the Engineering Division or see *Residential Driveway Approaches and Curb Cuts Information Handout*.

Department contacts

Building and Inspection	952-563-8930
Engineering	952-563-4870
Planning and Economic Development	952-563-8920
Utilities Customer Service Supervisor	952-563-4580