

Print

Lake Elmo, MN Code of Ordinances

DRIVEWAYS

§ 93.20 PURPOSE.

The purpose of §§ 93.20 *et seq.* is to control the location of driveways and curb cuts in order that traffic hazards be reduced, adequate street drainage be maintained, and that ingress and egress from properties shall not constitute a hazard or impair the health, safety, or general welfare of the residents of the city.

(1997 Code, § 1405.01)

§ 93.21 PERMIT REQUIREMENTS.

No driveway shall be constructed in any location where motor vehicles will be provided with access to any public right-of-way without first obtaining a permit for the construction from the properly designated city employee, who shall require a grade to establish the driveway. Prior to the issuance of the permit, the provisions of §§ 93.20 *et seq.* shall be complied with.

(1997 Code, § 1405.02) Penalty, see § 10.99

§ 93.22 APPLICATION.

Any person desiring the permit shall present written application to the city describing the project along with a site plan that indicates that the requirements of §§ 93.20 *et seq.* is met. For new residential developments, these site plans shall be reviewed by the City Building Inspector. In commercial districts, driveways shall be reviewed as part of the site plan review by the City Planner

(1997 Code, § 1405.03)

§ 93.23 PERMIT FEES.

The permit fees shall be set, from time to time, by ordinance by the Council.

(1997 Code, § 1405.04)

§ 93.24 PERMIT REVOCATION.

The permit issued may be revoked by the city at any time after its issuance for failure to comply with the conditions of the permit or the directions of the city relative to the work covered by the permit.

(1997 Code, § 1405.05)

§ 93.25 GENERAL REQUIREMENTS.

(A) *Licensed contractor.* All work done within the right-of-way of the street shall be done by a regularly licensed contractor under the supervision of the proper city employee, who will see that all regulations are rigidly followed.

(B) *Driveway surface.* Whenever a driveway is constructed, all that portion of the boulevard designated as driveway shall be surfaced with a plant-mixed machine laid bituminous material conforming to standards approved by the City Engineer and in accordance with plans approved by the City Engineer. Concrete specifications approved by the City Engineer may also be used for driveway surfacing at the property owner's own risk. Should it subsequently become necessary to repair or replace the concrete surfacing in whole or in part, the owner, or owners, of property serviced by the concrete driveways shall pay all costs of the repairs or replacements.

(C) *Scope.* The requirements of §§ 93.20 *et seq.* apply to all new construction and to repairs and changes to old driveways which do not conform to present requirements.

(D) *Notification of construction.* The city is to be notified at least 24 hours in advance of the date the construction will start.

(E) *Plot plan.* Prior to the construction of a driveway, a plan must be submitted which indicates the location and specifications for driveways and curb cuts in accordance with §§ 93.20 *et seq.* The plat plan submitted shall be approved prior to the issuance of a permit for a driveway.

(1997 Code, § 1405.06) Penalty, see § 10.99

§ 93.26 STANDARDS.

The following regulations shall apply to all driveways, curb cuts and aisles.

(A) *Width.* The width of driveways in any zoning district shall provide adequate egress and ingress to the site for the safety of residents, and provide access for emergency vehicles. The maximum width of driveways in residential districts is 22 feet, except that in the Residential Estates (RE) Zoning District, the maximum width at a lot line shall be 12 feet and the maximum width at the public street shall be 18 feet. The maximum width of driveways in commercial districts is 34 feet. Driveways shall be included on all site plans for new residential permits for review by the Building Official. In commercial districts, driveways shall be reviewed as part of the site plan review by the City Planner.

(Am. Ord. 97-18, passed 9-16-1997)

(B) *Distance between driveways.* The minimum distance between curbs of driveways at right-of-way line shall be 10 feet in any residential district. In all other districts, the minimum distance shall be 20 feet.

(C) *Width of aisles.* Any aisle in any parking lot in a zoning district other than a residential district shall be a minimum of 24 feet. Any aisle in a parking lot in any residential district serving a building containing 3 or more dwelling units shall also be a minimum of 24 feet.

(D) *Distance from intersection.* No driveway or curb cut shall be less than 20 feet from any right-of-way line of any street intersection, except that in retail, business, and industrial zoning districts, the minimum distance shall be 50 feet.

(E) *Driveway angle.* The minimum driveway angle from a 2-way access street shall be 90 degrees. The minimum driveway angle from a 1-way street shall be 30 degrees.

(F) *Control of traffic.*

(1) Where commercial land uses are adjacent to residential districts, ingress and egress from the commercial uses on streets leading to or through the residential districts shall not be permitted unless it can be demonstrated that adequate access to public right-of-way is thereby denied.

(2) In this manner, traffic shall be controlled to ensure that the location of driveways shall not constitute a hazard nor be injurious to adjacent residential uses.

(G) *Access to thoroughfares.* On properties having frontage on both thoroughfares and minor roads, access shall be provided via the minor road wherever feasible in order to reduce the number of curb cuts on thoroughfares.

(H) *State and county highway requirements.* The proposed driveway is to be constructed so that if it opens into any street designated as a state or county highway, all additional specifications of the appropriate highway departments will apply.

(I) *Distance from driveways to side lot line.* A driveway must be at least 5 feet from any side lot line, except that in the Residential Estates (RE) Zoning District, a driveway must be at least 10 feet from any side lot line.

(1997 Code, § 1405.07) Penalty, see § 10.99

§ 93.27 PARKING AREAS.

The parking restrictions applicable to driveways are stated in the zoning code and §§ 150.001 *et seq.*

(1997 Code, § 1405.08)

Residential Driveway Analysis										
City	Width			Curb Opening	Setback to Property Line	Setback to Intersection (local road)	Max Slope	Angle	# of Access	Materials
	Min	Max	R.O.W.							
Eagan	-	22'	22'	-	-	-	10% or approved by Engineer	-	-	-
Woodbury	10'	30'	-	-	5'	-	-	-	-	concrete, pavers or blacktop
Shoreview	-	-	24'	-	-	20'	-	90 degrees	1 per street frontage ³	-
Inver Grove Heights	9' ¹	30'	-	32'	5'	-	-	-	-	bitumin, concrete or paving blocks ²
Mnetonka	-	35'	20'	30'	-	-	-	90 degrees or approved by engineer	-	-
Cottage Grove	12'	28'	-	-	-	20'	-	60-90 degrees	1 ⁵	-
Eden Prairie	-	-	-	-	3'	-	-	-	-	concrete, pavers or blacktop
Apple Valley	-	36'	-	30'	-	-	10% or approved by Engineer	-	1 per street frontage ³	concrete, pavers or blacktop

Notes:

1. Minimum driveway width for access drives longer than 150' in length is 12'.
2. Properties in rural districts are allowed crushed rock (ROW of improved street must be paved).
3. Allowed additional curb cuts if lot exceeds 120' in width or corner lot (frontage on two public streets).
4. Allowed additional curb cuts if lot exceeds 110' in width or corner lot (frontage on two public streets).
5. Only 1 access is allowed for all residential lots with curb and gutter.