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Lake Elmo, MN Code of Ordinances

§ 93.26 DRIVEWAY STANDARDS.

The following regulations shall apply to all driveways and curb cuts. All driveway work shall be constructed in accordance with the approved site plan. No deviations or changes shall be made in the field without first obtaining permission from the city.

(A) *Driveway width.* All driveways shall conform to the following requirements:

(1) *Residential districts.*

(a) *Minimum width.* All driveways shall have a minimum width of 10 feet.

(b) *Maximum width.* All driveways shall have a maximum width of 22 feet at the point it intersects the right-of-way line. In the absence of platted right-of-way, the setback at which point the driveway width is measured shall be established by the prescriptive easement as determined by the City Engineer.

(c) *Curb cut.* A curb cut must not exceed the width of the driveway approach at the property line by more than 10 feet.

(2) *Commercial and mixed-use districts.*

(a) *Minimum width.* All driveways shall have a minimum width of 20 feet.

(b) *Maximum width.* All driveways shall have a maximum width of 34 feet at the point it intersects the right-of-way line.

(c) *Curb cut.* A curb cut must not exceed the width of the driveway approach at the property line by more than 10 feet.

(B) *Vertical clearance.* There must be 14 feet of vertical clearance above all driveways.

(C) *Number of curb cuts.* In residential districts, each property shall be limited to 1 curb cut per dwelling unit. Exceptions may be allowed when neither access is onto a major street, and when the lot exceeds 150 feet in width or is a corner lot. All requests for a second curb cut shall be reviewed by the City Engineer.

(D) *Distance between driveways.* The minimum distance between curbs of driveways at right-of-way line shall be 10 feet in any residential district. Lots that have been developed with zero lot line setbacks may be exempt from this provision. In all other districts, the minimum distance shall be 20 feet.

(E) *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 high density residential, commercial and mixed-use zoning districts, the minimum distance shall be 50 feet.

(F) *Driveway angle.* All driveways shall connect to the public street at 90 degree angles, or must be approved by the City Engineer. Exceptions must demonstrate an inability to meet the 90 degree angle due to extenuating circumstances.

(G) *Driveway grade.* Driveways exceeding a grade of 10% must be approved by the City Engineer. Exceptions must demonstrate an inability to meet the 10% maximum grade due to extenuating circumstances.

(H) *Driveway materials.*

(1) *Urban districts.* All driveways shall be constructed of hot mix bituminous asphalt, concrete or a durable material approved by the City Engineer.

(2) *Rural districts.* Driveways may be constructed of crushed rock or equivalent crushed material provided that the portion of the driveway within the road right-of-way shall be constructed of hot mix bituminous asphalt, concrete or a durable material approved by the City Engineer when the driveway is accessing an improved street.

(I) *Curb box, residential districts.* Curb boxes located within driveway shall be protected with an A1 Ford Lid or approved equal.

(J) *Control of traffic.*

(1) Where other alternatives exist, commercial sites should not be accessed from local residential streets.

(2) Traffic shall be controlled to ensure that the location of driveways shall not constitute a hazard nor be injurious to adjacent residential uses.

(K) *Access to major streets (thoroughfares).* On properties having frontage on both thoroughfares and minor roads, access shall be provided via the minor road unless otherwise approved by the City Engineer. Access may be restricted on any non-residential local road. The number and types of access drives onto major streets may be controlled and limited in the interests of public safety and efficient traffic flow.

(L) *State and county highway requirements.* Driveways constructed to access any street designated as a state or county highway shall meet all additional specifications of the appropriate jurisdiction. Access drives onto state and county roads shall require a review by the road authority and the City Engineer. The state, county and City Engineer shall determine the appropriate location, size and design of such access drives and may limit the number of access drives in the interest of public safety and efficient traffic flow.

(M) *Distance from driveways to side lot line.* A driveway must be at least 5 feet from any side lot line.

(N) *Emergency vehicle access.* Driveways to principal structures that traverse wooded, steep or open field areas shall be constructed and maintained to a width and base material depth sufficient to support access by emergency vehicles.

(1997 Code, § 1405.07) (Am. Ord. 97-18, passed 9-16-1997; Am. Ord. 08-096, passed 12-3-2013; Am. Ord. 08-099, passed 2-5-2014) Penalty, see § 10.99

Attachment #3

Metro Driveway Width Standards		
City	Maximum Width in R/W (ft)	Minimum Width (ft)
Inver Grove Heights	30'	12'
Cottage Grove	28'	12'
Apple Valley	30'	-
Eden Prairie	30'	12'
Minnetonka	30'	-
Shoreview	24'	-
Woodbury	30'	10'
Maplewood	32'	12'