DRIVEWAYS

Below, please find the criteria for completing the permit application for your driveway permit:

1. Provide a simple drawing of the intended driveway. Please include:
    a. The house, garage and other permanent structures.
    b. The property corners of your lot.
    c. An outline of the driveway – with dimensions.

OR OBTAIN A COPY OF YOUR SITE PLAN (from the City.) AND PROVIDE AN OUTLINE OF YOUR PROPOSED DRIVEWAY ON THE PLANS.

2. Indicate the type of material you will be using for the driveway.
3. For new driveway and parking areas (including additional space to pre-existing driveways), property corners must be identified on the site at the time of inspection and a string placed connecting the 2 corners along the lot-line that is affected.
4. Curb stop water shut-off valves must be located and marked. If these valves are located within the driveway area, a cover must be installed over them at the time of installation.

REMEMBER:

1. Not more than 30% of the entire property can be covered by buildings, driveways, and parking area, and not more than 50% of the lot located between the house and garage and your front property line can be covered by driveway or parking area.
2. Maximum width cannot exceed 36 feet on the lot.
3. Minimum width cannot be less than 10 feet.
4. Maximum width at the boulevard (or road right-of-way) cannot exceed 24 feet.
5. All driveways and parking areas must be concrete, asphalt, or brick pavers. Or, the material must be approved by the Chief Building Official.
6. Details for curb cuts and Sewer and Water information required.

Questions? Please feel free to contact City Planning Department. 763-767-6430.
Permit scheduling? Please contact the Building Inspections Division. 763-767-6476.

PARKING & DRIVES:

A. THE MINIMUM NUMBER OF REQUIRED OFF-STREET PARKING SPACES FOR A SINGLE FAMILY DWELLING IS THREE (3). AT LEAST TWO (2) SPACES SHALL CONSIST OF AN ENCLOSED GARAGE.

B. A DRIVEWAY SHALL HAVE A MINIMUM WIDTH WITHIN THE STREET RIGHT-OF-WAY OF TEN (10) FEET PER DWELLING UNIT, EXCLUDING THE ENTRANCE RADII.

C. NO MORE THAN 50 PERCENT OF THE LOT AREA LOCATED BETWEEN THE STRUCTURE AND THE FRONT PROPERTY LINE MAY BE IMPROVED AS DRIVEWAY AND PARKING SURFACES, PROVIDED, HOWEVER, THAT THE MAXIMUM PAVEMENT WIDTH, EXCLUDING A REQUIRED TURNAROUND, SHALL NOT EXCEED 36 FEET.

D. DRIVEWAYS SHALL BE PERMITTED TO BE CONSTRUCTED UP TO THE PROPERTY LINE. HOWEVER, DRIVEWAYS AND PARKING SHALL NOT BE LOCATED WITHIN THE SIGHT TRIANGLE DESCRIBED IN SUBSECTION 11-1825(1).

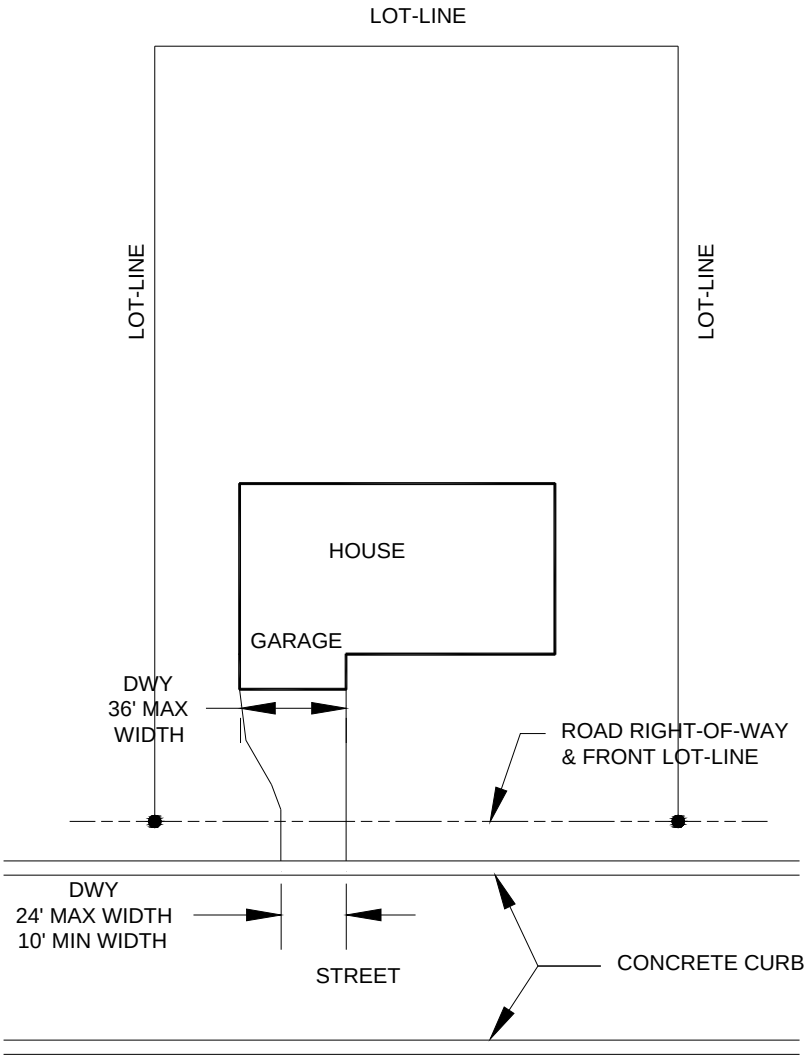
E. ALL DRIVEWAYS AND PARKING AREAS SHALL BE IMPROVED WITH CONCRETE, BITUMINOUS, BRICK PAVERS OR SIMILAR HARD SURFACED MATERIAL AS APPROVED BY THE CHIEF BUILDING OFFICIAL. OTHER MATERIALS INCLUDING DECORATIVE LANDSCAPE ROCK, CRUSHED ROCK, GRAVEL, SAND, BARE SOIL, OR SIMILAR MATERIALS SHALL BE PROHIBITED FOR USE AS A DRIVEWAY OR PARKING SURFACES. DRIVEWAYS SHALL BE CONSTRUCTED AND MAINTAINED ACCORDING TO STANDARDS ON FILE IN THE OFFICE OF THE CHIEF BUILDING OFFICIAL. IF THE ROADWAY IS NOT PAVED, THE DRIVEWAY NEED NOT BE PAVED UNTIL SUCH TIME AS THE OWNER IS GIVEN NOTICE BY THE ZONING ADMINISTRATOR. WITHIN 30 DAYS AFTER COMPLETION OF THE PAVING OF THE ROADWAY, THE ZONING ADMINISTRATOR SHALL NOTIFY THE OWNER IN WRITING THAT THE DRIVEWAY PAVING, WHICH DATE SHALL BE NO LESS THAN SIX (6) MONTHS OR MORE THAN ONE (1) YEAR FROM THE DATE OF THE NOTICE.

F. DRIVEWAY ACCESS TO ARTERIAL AND COLLECTOR STREETS SHALL BE PROHIBITED, UNLESS APPROVED BY THE CITY COUNCIL. WHERE A DRIVEWAY ACCESS IS PERMITTED TO AN ARTERIAL OR COLLECTOR STREET, A DRIVEWAY TURNAROUND SHALL BE PROVIDED IN ORDER TO ELIMINATE THE NEED FOR VEHICLES TO BACK ONTO THE STREET WHEN EXITING.

G. PARKING SHALL BE PROHIBITED WITHIN THE FRONT AND SIDE YARDS EXCEPT ON IMPROVED SURFACES [REVISED 12/05/00, ORD. NO. 1716]

H. EXISTING DRIVEWAYS THAT EXCEED THE MAXIMUM DRIVEWAY WIDTH OF 36 FEET CAN BE REPLACED OR REPARED BUT CAN NOT BE ENLARGED OR EXPANDED. IF A DRIVEWAY EXCEED THE 24 FOOT WIDE MAXIMUM WIDTH AT THE FRONT PROPERTY LINE, REPLACEMENT OR REPAIRS MUST COMPLY WITH THE 24 FOOT MAXIMUM WIDTH REQUIREMENT.

LOT COVERAGE:
NO MORE THAN 30 PERCENT OF THE LOT AREA SHALL BE COVERED BY BUILDINGS, DRIVES, AND PARKING AREAS. FOR THE PURPOSE OF COMPUTING LOT COVERAGE UNDER THIS PROVISION, DWELLING UNITS THAT DO NOT HAVE THE MINIMUM FINISHED FLOOR AREA AND REQUIRED BY THIS CODE SHALL BE ASSUMED TO HAVE SUCH MINIMUM FINISHED FLOOR AREA AND PROPERTIES WITH LESS THAN THE MINIMUM DRIVWAY REQUIREMENTS OF THIS CODE SHALL BE ASSUMED TO HAVE SUCH MINIMUM DRIVEWAYS REQUIREMENTS [REVISED 2-15-00, ORD. NO. 1687]



COON RAPIDS Minnesota

DRIVEWAY DETAIL WIDTH STANDARDS

CITY OF COON RAPIDS
11155 ROBINSON DRIVE
COON RAPIDS, MN 55433

NOVEMBER 18, 2008

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