

City of Prior Lake

Driveway



When is a driveway permit required?

Driveway Alterations and Additions: A driveway permit approved by the city engineer is required for each of the following:

- Replacement of a driveway
- Alteration of a driveway
- Addition to an existing driveway.

This permit is subject to a fee established annually by resolution of the City Council and set forth in the City Fee Schedule.

A permit is required before driveway work has started. Driveway work done prior to obtaining a required permit will result in being charged a double fee. Always check if a permit is required before starting any work.



Surfacing:

All driveways and all of the area intended to be utilized for parking shall be surfaced with a minimum of 1 1/2" of bituminous paving on a suitable base, or 6 inches of non-reinforced concrete or equivalent material approved by the City.

Class 5 or similar material is not an approved driveway surface.

Other Requirements:

- Driveways shall be setback at least 5 feet from the side yard property line.
- The vertical profile for a driveway shall not exceed 10% maximum slope.
- The minimum corner clearance from the street right-of-way line shall be at least 30 feet to the edge of the driveway.
- For residential uses, the width of the driveway access shall not exceed 24 feet at the right-of-way line.

This handout is intended to be a guide only. For the full version of city code, please visit PriorLakeMN.gov or contact the Engineering Department staff at (952) 447-9850 for specific requirements/questions.



Impervious Surface

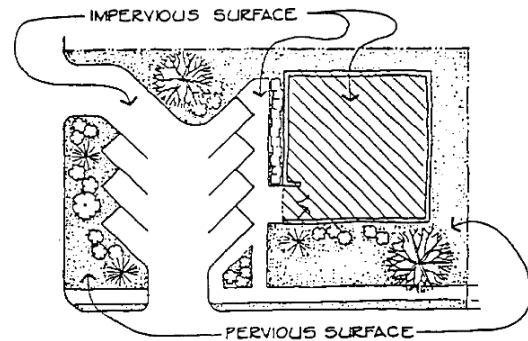
City of Prior Lake Requirements

This handout is intended to be a guide only.
Specific code language can be found in the City Codes at: PriorLakeMN.gov
Planning and Zoning Chapter 11

Impervious Surface is a constructed hard surface that either prevents or greatly reduces the entry of water into the soil and causes water to run off the surface in greater quantities and at an increased rate.

Examples of Impervious Surfaces

- Rooftops
- Covered decks
- Decks or platforms with less than ¼ inch spacing between joints
- Sidewalks
- Patios
- Swimming pools
- Driveways: concrete, asphalt, gravel, and permeable pavers/asphalt/concrete systems



City Code Requirements

To promote rainwater infiltration and natural groundwater recharge, City Code states that residential lots in the Shoreland Overlay District shall not exceed 30% impervious surface coverage of the lot area. Such impervious surface coverage shall be documented by a certificate of survey at the time of any zoning or building permit application. Additional requirements for lots within the Shoreland Overlay District can be found in the City's [Zoning Code](#).

How do I calculate impervious surface on my lot?

- Original certificate of survey from when your home was constructed.
- Hire a licensed land surveyor to complete an updated lot survey (*necessary for permitting).
- Manually estimate using the [Impervious Surface Calculations](#) worksheet.

What can I do to minimize impervious surfaces?

- Remove existing impervious surface area that is no longer needed (i.e., remove excess patio, walkway, or parking areas).
- Swap impervious surface on the property of the same size (i.e., remove old pool deck to add new shed).
- Direct flow from drain spouts and roof gutters to pervious areas, such as lawns, instead of directly down the sidewalk or driveway.

The Community Development Department can be reached for questions at 952-447-9810.