



## **SECTION ELEVEN: RESIDENTIAL STANDARDS**

**Driveways:** Residential driveways can not exceed 24 feet in width between the property line and the street. Residential driveways must be at least five feet from the property line. The minimum corner clearance from the street right-of-way shall be at least 30 feet to the edge of the driveway. The slope of the driveway must be designed with a slope of between 2% and 10%. Special circumstances may require approval from the City Engineer. Residential lots shall not have more than one driveway unless the criteria established below are met:

Criteria for a second driveway:

1. The lot width is at least 86 feet (100 feet in the shoreland district) for non-corner lots and 103 feet (120 feet in shoreland district) for corner lots. This applies to the lot line with the driveway.
2. The proposed second driveway on corner lots meets spacing requirements from the nearest intersection.
3. The proposed second driveway is at least 5 feet away from the property line.
4. The combined driveway opening width for both driveways does not exceed 24 feet in total width.
5. The second driveway can not reasonably be connected to the existing driveway.
6. A third stall does not exist or cannot be added to the existing garage.
7. The impervious surface requirements are not exceeded with the new driveway and garage.
8. If the additional garage was constructed at the time of house construction these rules do not apply and only one driveway is permitted.
9. Contractor is responsible for saw cutting and removing the curb and installing driveway curb cut, with minimal impact to existing bituminous street.
10. Second driveway will not be on a collector street.
11. Each case will be considered on its own merits and the City Engineer will make the final determination on whether a second driveway will be considered.

**Right of Way and Easements:** The placement of retaining walls, trees, landscaping, structures, fences, drainage alteration or other activity within the right of way of drainage and utility easement is strictly prohibited unless the property owner secures a City License or Private Use of Public Right of Way Agreement. An Excavating and Grading Permit is needed for any grading within a drainage and utility easement. A Right of Way/Easements/City Property Work Permit and Excavating and Grading Permit is required for any grading within the right of way. Sprinkler systems may be installed within the right of way or drainage and utility easement at the property owner's risk. The City is not responsible for any damage to sprinkler systems within the right of way or drainage and utility easement and the City will not compensate for said damage.

**Ownership of Utilities:** The City owns and maintains all watermain in public right of way and dedicated easements. The private property owner maintains laterals, services and appurtenances from the gate valve or curb stop of such line servicing private property. The property owner maintains all sanitary sewer services from the sanitary sewer main servicing private property.

**Conservation and Wetland Buffers:** Mowing, dumping, grading, landscaping or other alteration to a conservation or wetland buffer is strictly prohibited.

**Gopher State One Call:** Property owners must call 651-454-0002 prior to any excavating or digging.

A driveway permit shall be obtained if you alter, widen or replace the existing driveway. A maximum driveway width of 24' within right of way is allowed. If you are altering, widening or replacing your driveway and you live in the shore land district, 30% impervious surface requirements apply.