

DRIVEWAY AND OFF-DRIVE PARKING

An Exterior Site Work permit is required prior to starting any construction on your driveway or off-drive parking area.

Permit application requirements:

- A completed Exterior Site Work Permit application
- Site plan or aerial photo with the following information:
 - The house, garage and other permanent structures.
 - The property corners of your lot.
 - An outline of the proposed driveway and/or off-drive parking – including dimensions.
- Indicate the type of material you will be using for the driveway and/or off-drive parking.
- Curb stop water shut-off valve **must** be located, marked, and functional. If this valve is located within the driveway area, a cover must be installed over it at the time of installation. These covers can be obtained from the City Inspector. **The cover must be requested at the time of scheduling a site inspection.**

Plan review is required and can often be done by the City Planner at the time of application.

INSPECTIONS

Inspections are required. Please call 763-767-6476 to schedule an inspection.

- 1 Forms/base inspection.
 - a. 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.
 - b. Request curb stop cover, if applicable, at time of scheduling inspection.
- 2 Final inspection.

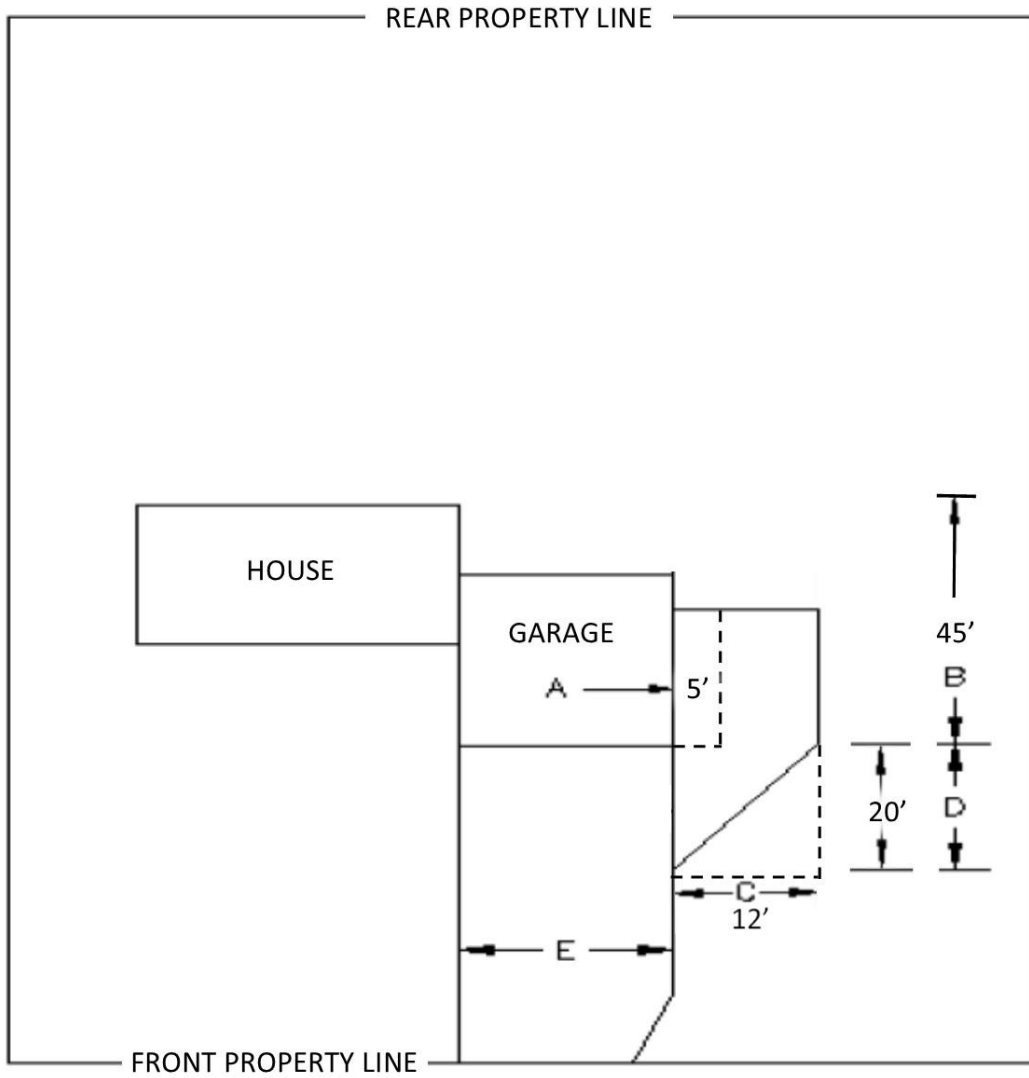
DRIVEWAY INFORMATION

- No 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.
- Maximum width cannot exceed 36 feet on the lot.
- Minimum width cannot be less than 10 feet.
- Maximum width at the boulevard (or road right-of-way) cannot exceed 24 feet.
- Driveways must be concrete, asphalt, or brick pavers or the material must be approved by the Chief Building Official.
- Details for curb cuts and Sewer and Water information required.

OFF-DRIVE PARKING AREA INFORMATION

- Defined as the area next to the main driveway, and adjacent to the garage, used to park vehicles.
- No more than 30% of the entire property can be covered by buildings, driveways and parking areas.
- Must be within five feet of the side of the garage and attached to the driveway. (Arrow A in Figure A)
- Must not extend more than 45 feet from the front of the garage to the rear. (Arrow B in Figure A)
- May extend to the side property line, provided it is no wider than 12 feet. (Arrow C in Figure A)
- Must not extend more than 20 feet from the front of the garage toward the street. (Arrow D in Figure A)
- The total width of the driveway and the Off-Drive Parking Area (Arrows C plus E in Figure A) cannot exceed 40 feet or 50% of the lot width.

OFF-DRIVE PARKING - FIGURE A.



If you have questions regarding driveway and off-drive parking areas, please contact the City Planner, 763-767-6452.

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.

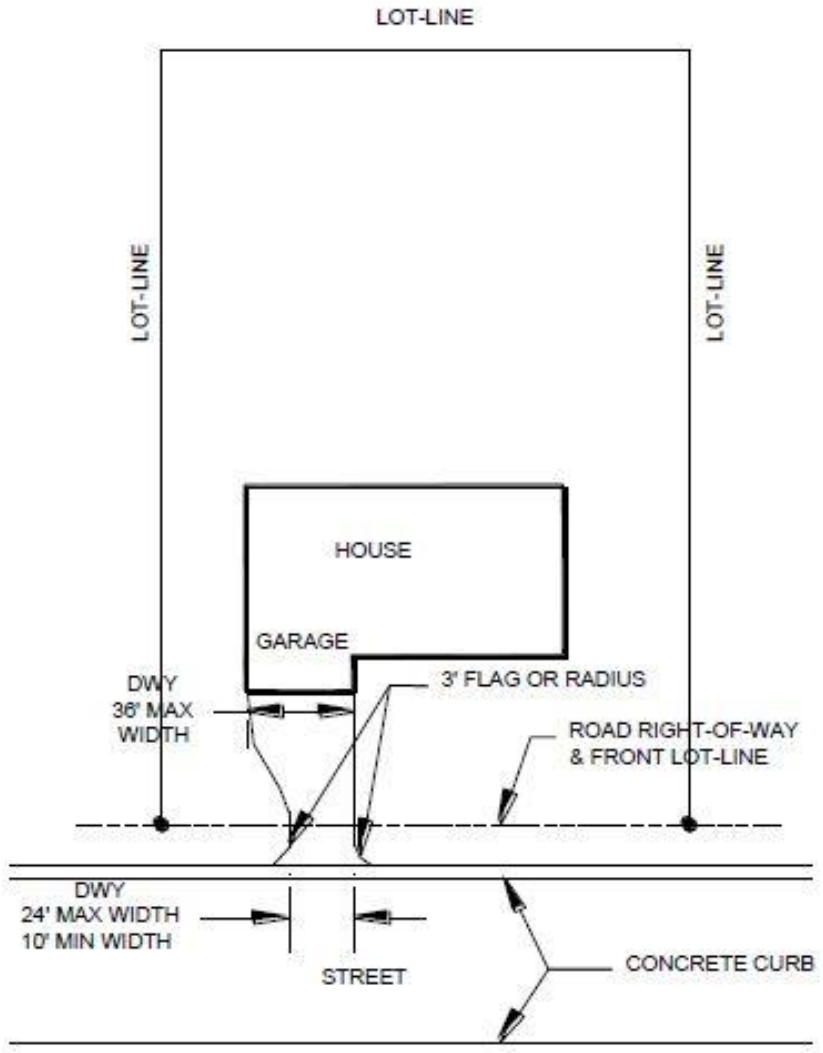
G. PARKING SHALL BE PROHIBITED WITHIN THE FRONT AND SIDE YARDS EXCEPT ON IMPROVED SURFACES

[REVISED 12/05/00, ORD. NO. 1716]

H. EXISTING DRIVEWAYS THAT EXCEEDS THE MAXIMUM DRIVEWAY WIDTH OF 36 FEET CAN BE REPLACED OR REPAIRED BUT CAN NOT BE ENLARGED OR EXPANDED. IF A DRIVEWAY EXCEEDS 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:

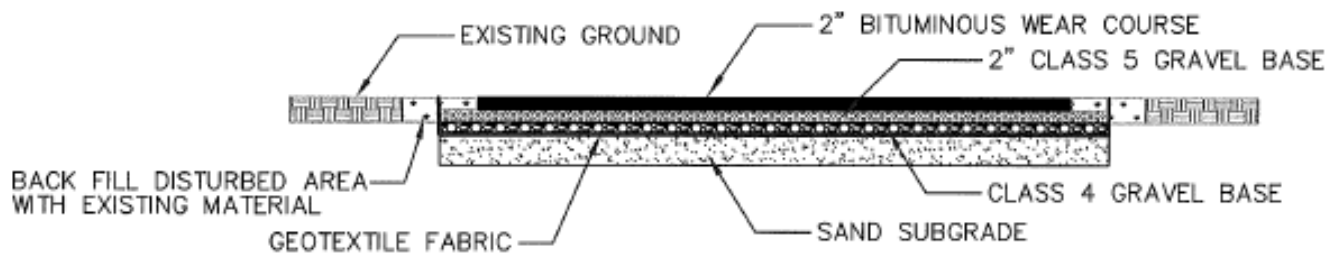
NO MORE THAN 30 PERCENT OF THE LOT AREA SHALL BE COVERED BY BUILDINGS, DRIVES, AND PARKING AREAS. FOR THE PURPOSE OF COMPUTING LOT COVERAGE UNDER THIS PROVISION, DWELLING UNITS THAT DO NOT HAVE THE MINIMUM FINISHED FLOOR AREA AND REQUIRED BY THIS CODE SHALL BE ASSUMED TO HAVE SUCH MINIMUM FINISHED FLOOR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



DRIVEWAY DETAIL WIDTH STANDARDS

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

MAY 13, 2010



1. Surface must be wide enough to include dripline of the vehicle (max. 12')
2. Sand subgrade to be free of topsoil, debris, organics, etc.
3. Allow for proper drainage on and adjacent to driveway surface
4. Asphalt and base material must be compacted in place.



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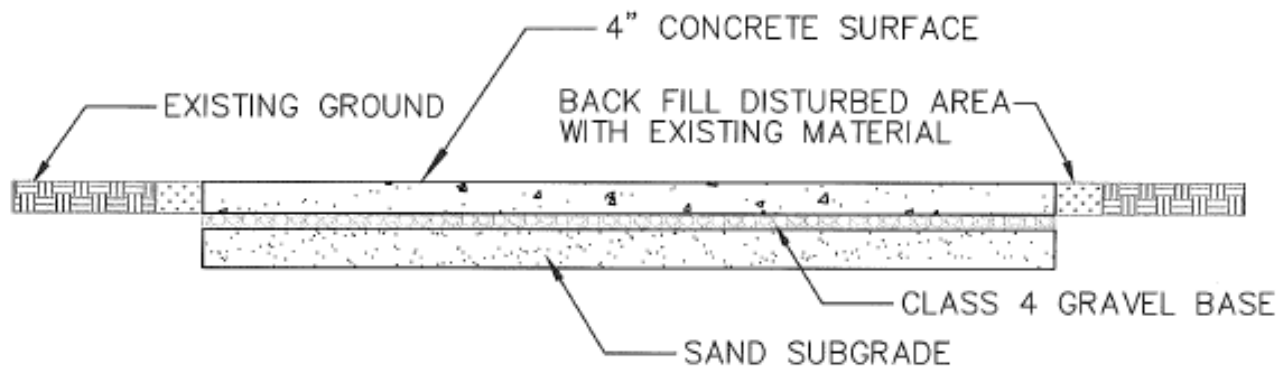
ASPHALT PARKING SURFACE DETAIL

DRAWN: TPH

DATE: 9/9/2012

SCALE: NONE

PLATE NO.



1. Surface must be wide enough to include dripline of the vehicle (max. 12')
2. Sand subgrade to be free of topsoil, debris, organics, etc.
3. Allow for proper drainage on and adjacent to driveway surface
4. Base material must be compacted in place.
5. Concrete material must be min. of 4" thick, 3,500 psi, and 4" slump with air.



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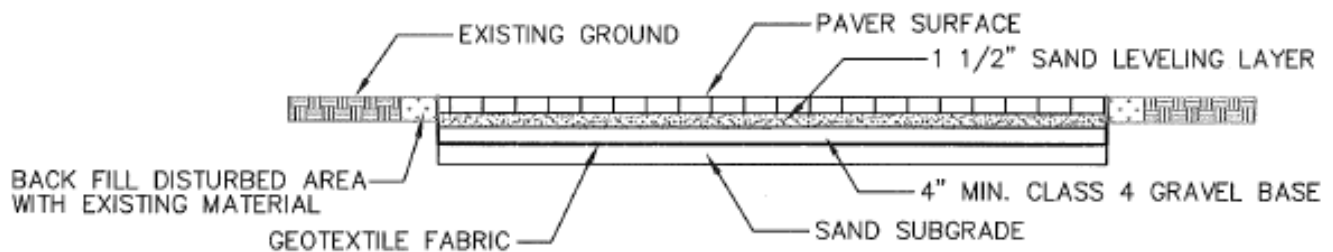
CONCRETE PARKING SURFACE DETAIL

DRAWN: TPH

DATE: 9/9/2012

SCALE: NONE

PLATE NO.



1. Surface must be wide enough to include dripline of the vehicle (max. 12')
2. Sand subgrade to be free of topsoil, debris, organics, etc.
3. Allow for proper drainage on and adjacent to driveway surface
4. Base material must be compacted in place.
5. Minimum paver thickness to be 2 3/8".
6. Paver surface must have a defined edge (timber, brick, edging, etc.).
7. Surface voids between pavers must be filled with dry sand.



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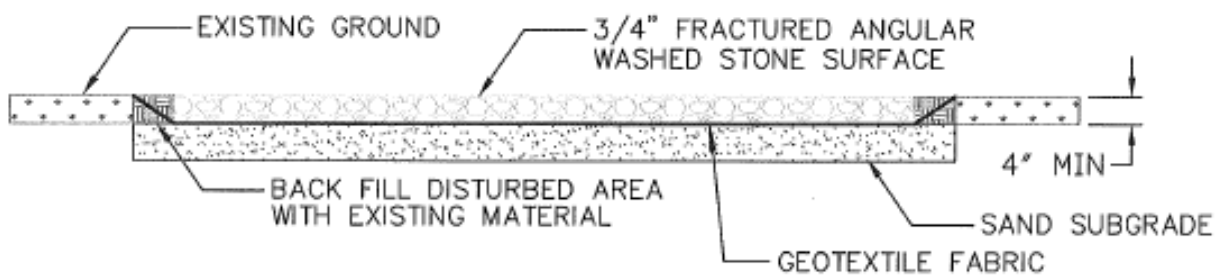
PAVER PARKING SURFACE DETAIL

DRAWN: TPH

DATE: 9/9/2012

SCALE: NONE

PLATE NO.



1. Gravel surface must be wide enough to include dripline of the vehicle (max. 12')
2. Sand subgrade to be free of topsoil, debris, organics, etc.
3. Allow for proper drainage on and adjacent to gravel surface
4. Gravel surface must have a defined edge (timber, brick, edging, etc.)
5. Gravel surface to be compacted in place



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FRACTURED STONE PARKING SURFACE DETAIL

DRAWN: TPH

DATE: 8/9/2012

SCALE: NONE

PLATE NO.