COMMUNITY DEVELOPMENT DEPARTMENT
4141 Douglas Drive North
Crystal, MN 55422
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Deaf and Hard of Hearing callers should contact the Minnesota Relay Service at 1-800-627-3529 V/TTY or call 711

DRIVEWAYS FOR SINGLE FAMILY AND TWO FAMILY RESIDENCES

If you have questions, please contact a Customer Service Representative at 763-531-1000

The information in this pamphlet is not meant to cover all guidelines and requirements of city code. You should contact the city about required permits and specifications before beginning any project.

ADDING, REMOVING, OR RECONSTRUCTING ANY PAVEMENT/ASPHALT REQUIRES A PERMIT.

If the work does not involve modifying the curb along the street, or if no curb is present, then a curb cut permit is not required. If the work involves modifying the curb along the street, then a curb cut permit is required. Please refer to the *Curb Cuts for Single-Family and Two-Family Residence handout* for more information.

If the work involves driveway and curb, then a driveway permit and a curb cut permit are both required.

DRIVEWAY WIDTH

1. The driveway width cannot exceed the width of the garage's overhead door plus 6 feet. (Sec 515.17 subd 5. iii)

   EXCEPTIONS:
   - For properties with only a single car garage, the maximum driveway width is 16 feet.
   - Properties with no garage are allowed a driveway with a maximum width of 16 feet, plus a taper necessary to access the hard surfaces space(s).

AUXILIARY SPACES

1. In addition to a driveway leading to a garage, properties are allowed to have one auxiliary parking space. An auxiliary parking space can not exceed 12 feet in width and 24 feet in length with a **taper** to access the space. (Sec 515.17 Subd.4. i)

   EXCEPTIONS:
   - Properties with only a single car garage are allowed up to two auxiliary spaces.
   - Properties with no garage are allowed 2 hard surfaced parking spaces for a single-family home and 4 hard surfaced spaces for a two-family home.

ACCESS TO AUXILIARY SPACES (TAPERS)

- Properties with only a single car garage may have tapers that extend into the boulevard provided it is only on one side of the driveway and is no more than 3 feet wider than the curb cut at the edge of the street, and has an angle of no more than 45 degrees. The combined width of the taper and the driveway can not exceed 22 feet in the right-of-way unless there are setback or topographic constraints that require greater width to provide reasonable access to the space (this will be determined by city staff).

- Properties with more than a single car garage may not have tapers that encroach in the boulevard unless there are setback or topographic constraints on the property (this will be determined by city staff).

OTHER POINTS TO NOTE

- Parking is not allowed on the part of the driveway that crosses the boulevard (the area between the lot line and the curb or edge of the street). The boulevard area is typically 15 feet back from the edge of the curb or the street, but this distance depends on street and right-of-way width, and this may vary from location to location.

- The driveway width across the boulevard cannot exceed either the curb cut width or the width of the driveway at the lot line.

- The portion of the driveway within the boulevard must be set back at least 3 feet from the side lot line extended to the street.

- A driveway wider than 22 feet must be tapered down so it does not exceed 22 feet as it crosses the boulevard from the lot line to the curb.

- A taper shall have an angle not less than 22½° (1:2 ratio) and no greater than 45° (1:1 ratio).

- The auxiliary space or taper cannot be within 10 feet of the habitable portion of an adjacent dwelling.

REQUIRED INFORMATION WHEN APPLYING FOR A PERMIT:

1. City of Crystal driveway permit application

2. Two copies of a Certificate of Survey or two copies of a site plan drawn to scale, indicating:
   - Lot lines and dimensions
   - Width of garage door
   - Location of curb or, if no curb is present, the edge of the street pavement
   - Location and dimensions of all existing structures, including all buildings, sheds, garages, porches, decks, patios, utility poles, fences, sidewalks and driveways
   - Location and dimensions of all proposed structures (see above)
   - Distances from existing and proposed structures to any adjacent lot lines
   - Distances from any proposed auxiliary parking space to an adjacent dwelling

DESIGN & MATERIAL STANDARDS:

1. The City Engineer may approve the use of alternate hard surfacing such as pavers on a case-by-case basis. Such approval must be sought as part of the driveway permit review process. Alternate hard surfacing will be approved only if it meets all of the following conditions:

    - It will function in the same manner as traditional hard surfacing and its difference from traditional hard surfacing is primarily aesthetic.

    - It can be reasonably maintained with a life span similar to traditional hard surfacing.

    - Site conditions such as topography do not preclude the use of alternative hard surfacing.

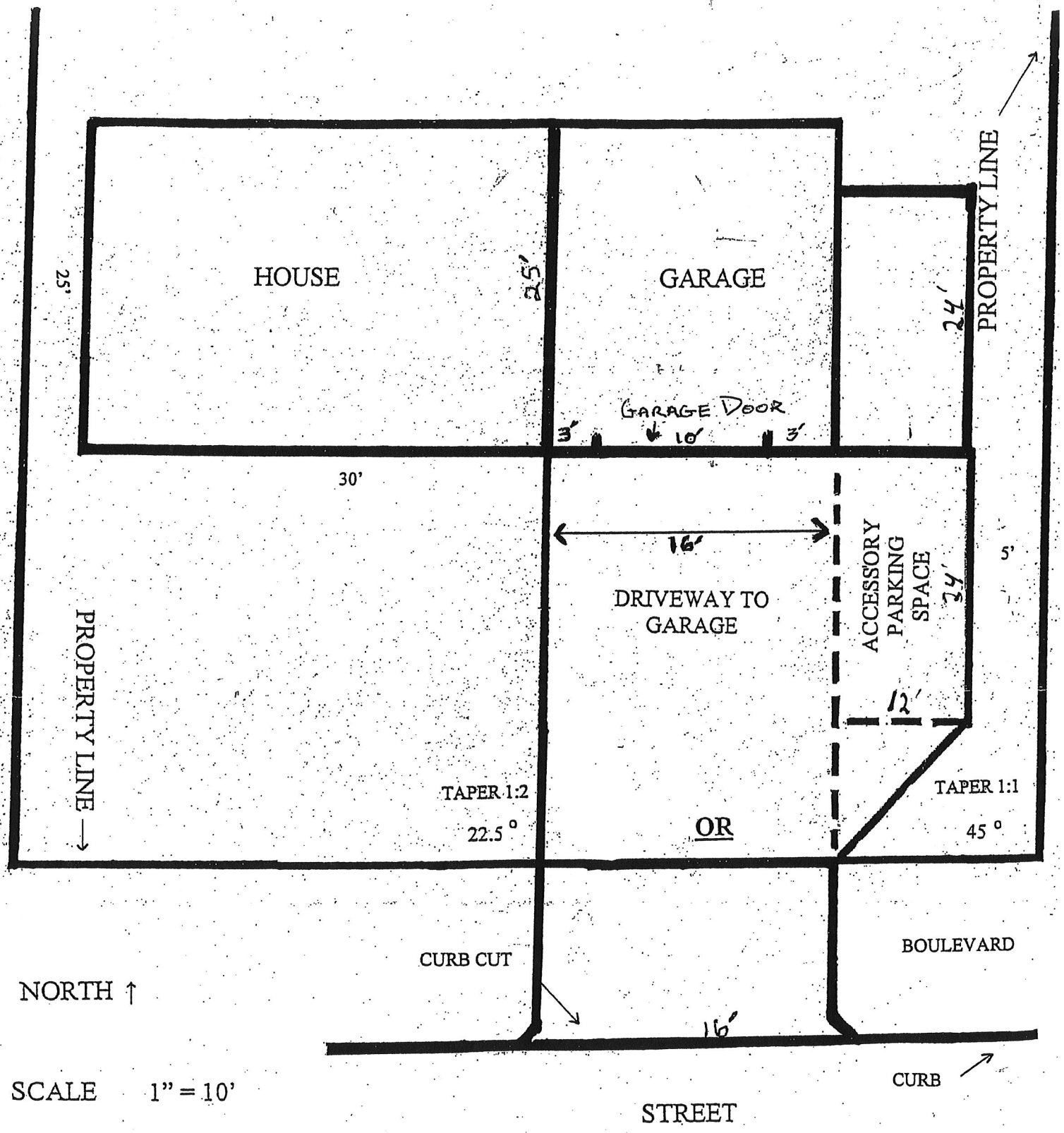
    - The property owner has agreed to complete the installation in a manner consistent with generally accepted engineering and construction practices as well as the recommendations of the manufacturer.

2. For blacktop (a.k.a. asphalt or bituminous) driveways: No less than a 4 inch base of crushed aggregate and 3.5 inches of bituminous.

3. For concrete driveways: No less than 4 inches of concrete.

4. Gravel driveways will not be required to be hard surfaced as long as no improvements or additions are made to the driveway and the existing material continues to provide an effective driving surface. However, upon deterioration of the gravel surface to the point where it can no longer be considered a driving surface, the addition of gravel or rock to restore the driving surface is not permitted. Instead, the driveway will be required to be hard surfaced.

5. Erosion of a gravel driveway into a public right-of-way may require hard surfacing of the driveway.


HOUSE
GARAGE
25'
25'
24'
PROPERTY LINE
GARAGE DOOR
3'
10'
3'
30'
16'
DRIVEWAY TO GARAGE
ACCESSORY PARKING SPACE
34'
5'
12'
PROPERTY LINE
TAPER 1:2
22.5 °
OR
TAPER 1:1
45 °
CURB CUT
BOULEVARD
NORTH ↑
16'
CURB
SCALE 1" = 10'
STREET