



ZONING DEPARTMENT

160 LAKE STREET NORTH
BIG LAKE, MN 55309

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DRIVEWAYS AND PARKING PADS

This handout is intended only as a guide and is based in part on the Big Lake City ordinances, and good building practice. While every attempt has been made to insure the correctness of this handout, no guarantees are made to its accuracy or completeness. Responsibility for compliance with applicable codes and ordinances falls on the owner or contractor. For specific questions regarding code requirements, refer to the applicable codes or contact your local Building Department.

PERMITS REQUIRED:

For existing one and two family dwellings only, a permit is required for installation, expansion, and paving of a driveway or parking pad. As may be determined by the Zoning Administrator, a permit may also be required for a parking pad that is not paved.

Grading and other site preparations for a driveway or parking pad are not allowed until all required permits have been issued by the City of Big Lake.

DRIVEWAY/PARKING PAD PERMIT REQUIREMENTS: (only required for front & side)

1. **Completed Application Form.** (Forms are available at City Hall or online.)
2. **Site Plan & Survey:** Two (2) copies of a site plan drawn to scale (accompanied by a current certificate of survey) that includes the location, setback, slope, and proposed elevations of driveway installations. For properties located within a Shoreland District, a certificate of survey must be provided that indicates the location and area of the total existing and proposed impervious surface.

GENERAL REGULATIONS:

Street Access / Curb Cut:

1. **Public Street Access** – Access to parking must be from a public street. For country, state, or federal roads, access permits must be obtained from the applicable permitting authority.
2. **Number** – Only one (1) street access/curb cut is allowed per residential lot.
3. **Locations** – Curb cuts and approaches to driveways from public streets must be located:
 - at least five (5) feet away from side yard lot lines; and
 - At least sixty (60) feet from the intersection of property lines at street corners (except in the R-5 Zoning District where the access must be located at least forty (40) feet from the intersection of property lines at street corners).
4. **Design Standards** – Drive approaches, curb cuts, and aprons shall be either concrete or bituminous and constructed per City of Big Lake Standard Construction Specifications.

Driveways & Parking Pads:

1. Locations

- Residential Driveways and Parking Pads – must be located:
 - on the same lot as the residence being served;
 - as indicated on the subdivision grading plan (except as otherwise permitted by City ordinances);
 - setback at least five (5) feet from side and rear yard property lines; and
 - setback at least thirty (30) feet away from the intersection of the straight extension of lines at street corners formed by the back edge of curb or the lines formed by the edge of pavement.
- Parking Pads – must also be located:
 - setback at least thirty (30) feet from property lines fronting on public streets;
 - only on the garage side if in a side yard (except subject to permit by the Zoning Administrator); and
 - not public drainage or utilities easements.

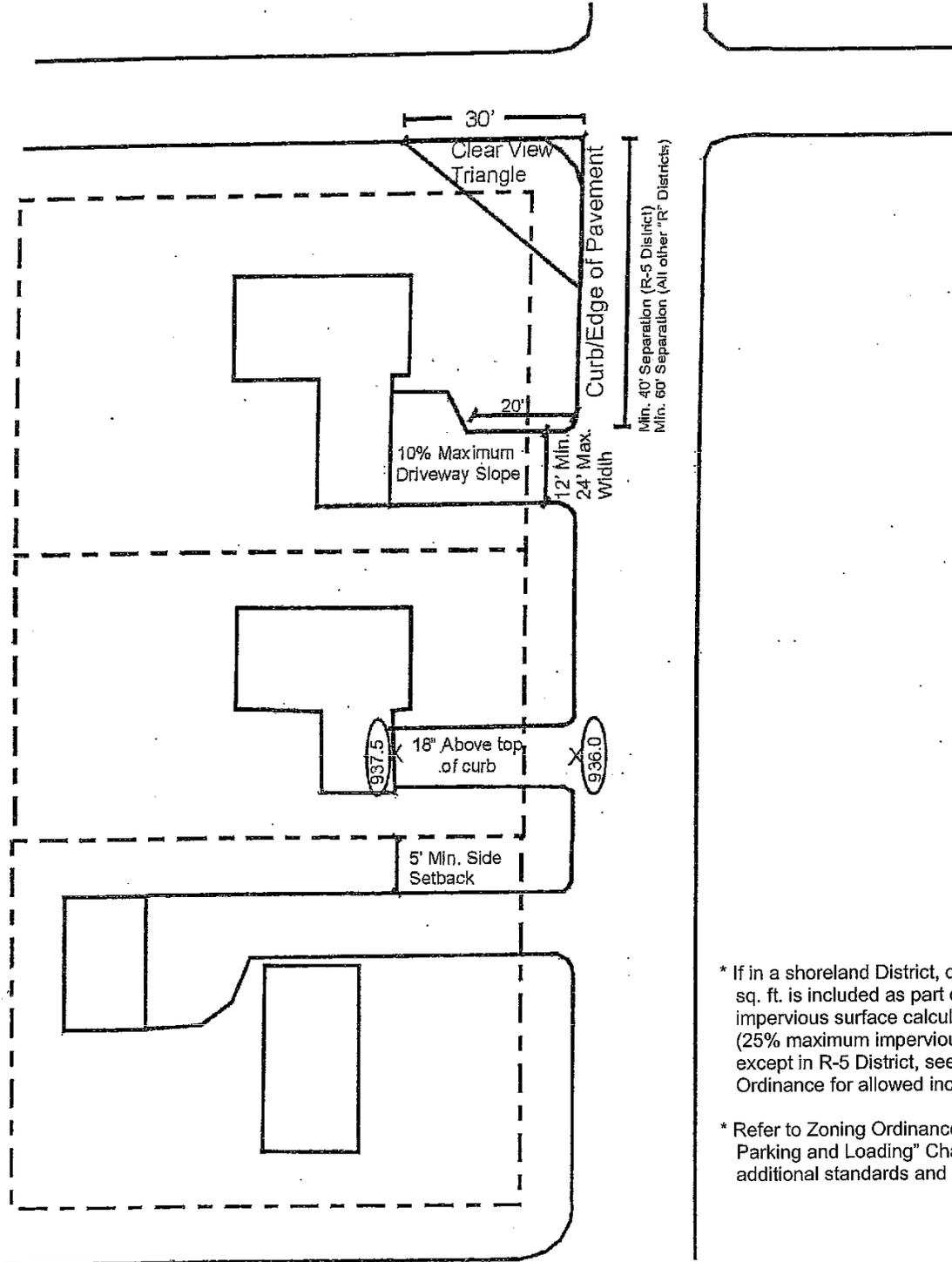
2. Design Standards

- Driveway Approach Width – must be at least twelve (12) feet wide but no more than twenty-four (24) feet wide, as measured at a point setback twenty (20) feet from the back of curb, or if none, the edge of pavement.
 - Lots wider than sixty-five (65) feet and not located on a cul-de-sac can be thirty (30) feet (City Code 1030, Subd. 6.1.b).
- Driveway Approach Width – must be at least twelve (12) feet wide but no more than twenty-four (24) feet wide, as measured at a point setback twenty (20) feet from the back of curb, or if none, the edge of pavement.
- Driveway Grades – must not exceed ten percent (10%) slope and the garage slab must be constructed at least eighteen (18) inches above the top of street curb, unless otherwise approved by the City Engineer.
- Parking Area Grades – must not exceed five percent (5%) unless approved by the City Engineer.
- Turn Around Facilities – must be provided on the lot for all driveways directly accessing collector or arterial roads to eliminate vehicles backing into those roads.
- Surfacing
 - **Driveways** – must be surfaced with bituminous, concrete, or other hard surface material as approved by the City Engineer. (Except in the Future Restricted Development District, where driveways must only be surfaced from the intersection of the road, for the first one-hundred (100) feet of the driveway, with bituminous, asphalt, or other hard surface material as approved by the City Engineer.)
 - **Parking Pads** –
 - must be paved if in a front yard (*driveway: see above paragraph*),
 - may be surfaced in gravel or paved if in a side yard, and
 - may be surfaced in grass if in a rear yard.
 - Parking pads must have delineated edging, and must be maintained free of long grass and weeds.

- Residential Driveway/Parking Pad Use Restrictions
 - **Allowed Vehicles** – Only operable and licensed vehicles, including automobiles, light trucks, recreational vehicles, and light commercial vehicles, may be parked on residential property. All such vehicles must be parked on a driveway or parking pad. No vehicles may be parked in the boulevard or on landscaping.
 - **Number and Type of Vehicles Parked -**
 - » A maximum of four (4) vehicles may be parked in the front yard.
 - » A maximum of two (2) vehicles may be parked in the rear yard.
 - » A recreational vehicle not exceeding thirty-six (36) feet in length may be parked on residential property. Longer recreational vehicles may be allowed by an interim use permit.
 - » A maximum of one (1) commercial vehicle with gross vehicle weight rating (GVWR) of less than twelve thousand (12,000) pounds may be parked on residential property.
 - » Under no circumstances shall parking facilities accessory to residential structures be used for a storage of commercial vehicles exceeding a gross vehicle weight rating (GVWR) of twelve thousand (12,000) pounds (i.e., semi-trucks, trailers, or equipment).
 - » The parking of automobiles belonging to the employees, owners, tenants, or customers of business or manufacturing establishments not a resident at the residential site is prohibited.

CITY OF BIG LAKE

RESIDENTIAL DRIVEWAYS – HANDOUT



* If in a shoreland District, driveway sq. ft. is included as part of the impervious surface calculation. (25% maximum impervious surface except in R-5 District, see Zoning Ordinance for allowed increased.)

* Refer to Zoning Ordinance "Off-Street Parking and Loading" Chapter for additional standards and regulations.