



RESIDENTIAL DRIVEWAYS

SURFACING

1. The building coverage on each residential lot, including principal and accessory structures, shall not exceed 35% for lots less than 6,500 sq. ft., or 30%, if lot area is greater than 6,500 sq. ft. Additional impervious surface lot coverage shall not exceed 35% of the lot area for all zoning districts with the exception of the CBD (Central Business District) in which impervious surface lot coverage shall not exceed 90%.
2. All off street parking areas, all driveways leading to such parking areas and all other areas upon which motor vehicles may be located shall be surfaced with a dustless all-weather hard surface material. Acceptable surfacing materials include:
 - Asphalt
 - Concrete
 - Brick, concrete pavers, or similar materials, rated for use on driveways and parking lots, installed and maintained per industry standards.

****Crushed rock shall not be considered an acceptable surfacing material****

Note: No Building Permit is required except in cases where the curb cut is being altered.

SETBACKS

1. Residential lots platted **prior** to May 29, 2001 or having a lot width of 60 feet or less, shall maintain a minimum side yard setback of (1) foot in all districts.
2. Residential lots platted **on or after** May 29, 2001 or having a lot width greater than 60 feet, shall maintain a minimum side yard setback of (3) feet in all districts.

MINIMUM DRIVEWAY WIDTHS

1. In all zoning districts, driveways shall be no less than 12 feet in width.

DRAINAGE

1. Storm water runoff from the driveway must be directed to the street or alley.
2. Storm water runoff cannot pass onto adjacent properties.
3. Drainage must be maintained away from the house. Grade must slope away from foundation at the equivalent of 6" in the first 10".

SLOPE/GRADE

1. Residential driveways shall have a minimum 1% and a maximum 10% grade sloping down toward the street or alley.

MOVING/WIDENING A DRIVEWAY

1. If moving or widening a driveway whereby altering the curb cut, you will need to apply for a Work w/in Right Of Way Permit, which is available through the Public Works Department at (763) 706-3700.

OTHER

1. The creation of a joint driveway use between adjoining residential property owners shall require a Conditional Use Permit – and an easement must be recorded with Anoka County.
2. The Property Owner and Contractor are responsible to provide and maintain erosion control to minimize impact on surrounding properties and City right-of-way. The Property Owner/Contractor shall keep City streets and alleys clean of dirt and debris.

NOTE: Please contact the Community Development Department at (763) 706-3670 regarding parking requirements for Multi-Family Residential, Commercial and Industrial properties.

**City of Columbia Heights
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(763) 706-3670**

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