



RESIDENTIAL DRIVEWAYS AND PARKING AREAS

The following guidelines are for the installation of new, replacement, or overlays of existing residential driveways. You can view the Cottage Grove City Code at www.cottage-grove.org or call 651-458-2827 for further information.

- A Building/Zoning permit is required for the construction, replacement, overlay, addition, or alteration of all residential and commercial driveways. Applications are available on-line or at City Hall. Permit applications must include the project dimensions and a site plan indicating the proposed setbacks from the adjoining property lines. Contractors must be licensed.
- Work cannot proceed until a permit has been issued. In cases that involve existing encroachments and difficult drainage issues, an inspection must be completed prior to permit issuance.
- Driveways and parking pads must be setback a minimum of six feet (6') from the adjoining interior side property line unless an easement dictates a larger setback would be necessary.
- An **existing** driveway installed prior to April 23, 2005, that does not meet current setback requirements may be replaced in its present location, but cannot be closer than two feet (2') to the side property line. Proof of the driveway being in existence prior to April 23, 2005, will be verified with Washington County digital orthophotos. The portions of driveways built after April 23, 2005, that encroach into the required setbacks may not be maintained, repaired, overlaid, or expanded in the setback area. If the required permit was not obtained for the driveway originally, the parking surface is not considered compliant and the replacement driveway/parking pad must meet current setbacks.
- Driveways and parking pads on residential corner lots must be setback 20 feet from the street side yard property line. For questions about these lots and other issues not covered, please consult with the Community Development Department.
- The maximum driveway width at the front property line is 28 feet.
- Minimum pavement requirements for concrete driveways are: a) gravel base – 3 inches compacted; b) slab – 4 inches; c) reinforcement – 6 x 6 no. 10 mesh. Asphalt driveways require a minimum 4-inch gravel base.
- The driveway/parking pad project must have all required inspections. The permit card needs to be on site at all times.
- In urban areas, under City right-of-way permit requirements, any damage to existing bituminous roadway surfaces requires repair of the damaged surface to the centerline of the affected roadway per City Detail Plate #8.
- Driveways and parking areas must be constructed so as to provide drainage to the street or storm sewer system and cannot encroach on drainage or utility easements.
- A culvert may be required for driveways in rural areas. All development in non-MUSA areas must have an asphalt or concrete driveway between the roadway edge and the minimum front yard setback line. The city, at its discretion, can require the entire or greater portion of the driveway to be paved if erosion or drainage problems are experienced on public or private land [City Code Title 11-3-9E(5)(c)].

Please indicate on the diagram below the location of the driveway, its width, and its distance from the nearest property line.

