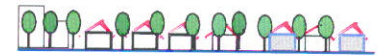
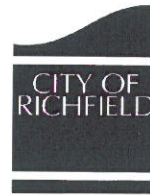


# Residential Driveway Standards



## BUILDING INSPECTIONS City of Richfield General Requirements:

1. These standards apply to lots that are zoned 'R' Single Family Residential, 'R-1' Low-Density Single Family Residential, and 'MR-1' Two-Family Residential.
2. The front yard of a lot is the open space on the lot situated between the front lot line and the nearest line of the principal structure. The curb is not the property line.
3. Driveways, parking areas, turnaround areas, and sidewalks need to be set back no less than one foot from any lot line, if the lot line abuts another lot.
4. A reduction in the one foot setback requires a written request from the landowner to the Director of Community Development.
5. All driveways, parking areas, turnaround areas, and sidewalks shall be constructed with concrete, asphalt, concrete pavers, brick set in compacted sand, or other material approved by the Director of Community Development. (Gravel is **not** permitted.)
6. No parking area shall be permitted in the front yard area.
7. Driveways, where located within the boulevard or the front yard area, are subject to the following requirements:
  - (a) Driveway coverage can not exceed 35% of the front yard area;
    - Driveways shall not exceed 22 feet in width (curb cut radii excluded);
  - (b) curb cut radii (five feet minimum) shall not encroach upon the boulevard of abutting properties;
  - (c) on corner lots, driveways shall be set back at least 30 feet from an intersection, as measured from the point where the extended curb lines of the streets intersect;
  - (d) only one curb cut shall be permitted from a public street to an interior lot.
  - (e) upon written request from the landowner, items (a), (b), (c), and (d) above may be varied by the Director with a finding of necessity and public convenience.
8. Any expansion or installation of a driveway, parking area, turnaround area, or sidewalk on a lot shall be subject to a City permit.
9. Any expansion, installation or replacement of a curb cut from a public street to a lot shall be subject to a City permit and any curb cut abandoned with the installation of a new cut shall be extinguished and replaced with curb and gutter according to specifications determined by the Director of Public Works.
10. A turnaround area maybe located within a front yard subject to :
  - The turnaround area is limited to the front yard of arterial and collector streets only.
  - The turnaround area can not exceed 150 square feet.
  - The turnaround area must be contiguous to the driveway.
11. On corner lots, driveways shall be set back at least 30 feet from an intersection, as measured from the point where the extended curb lines of the street intersect.

