



City of Saint Paul  
Zoning Section  
Department of Safety and Inspections (DSI)  
375 Jackson Street, Suite 220  
Saint Paul, MN 55101  
Ph: (651) 266 – 9008 / Fax: (651) 266 – 9124

## PAVING OF RESIDENTIAL PARKING SPACES

Before any paving is started, you must submit a site plan to the City that shows the parking space(s). City staff will review the plan to make sure the parking area will meet Zoning Code standards for setbacks, size of the spaces, paving material and access.

### **Parking areas with three or fewer spaces**

You must prepare a site plan showing the parking spaces on your property. The plans must be drawn to scale and show dimensions. Submit the plan in person, email the plan to [dsiweb@stpaul.gov](mailto:dsiweb@stpaul.gov), or send the plan to DSI Zoning, 375 Jackson Street, Suite 220, Saint Paul, MN 55101. There is no application fee and no permit is required.

### ***Standards for parking areas***

#### *Location and size of parking spaces*

- Parking must be on the same lot as the house.
- A standard parking space is a minimum of 9' wide x 18' long.
- Parking spaces cannot be located in front yards or required side yards. Passenger vehicles may be parked on an approved driveway in a front or side yard if the driveway leads to a legal parking space. However, parking is not allowed in a driveway or apron over a public sidewalk or boulevard.
- In rear yards, parking spaces must be set back 4' from the side and rear property lines except they can be setback 1' from a property line along an alley.
- On corner lots, parking spaces in rear yards must be set back from the street equal to the required side setback for the zoning district in which located. If the rear yard has a common property line with a side or rear yard of the next property, it must be set back from that interior property line equal to the required side setback for the zoning district in which located.

#### *Driveways and access to parking*

- Access to off-street parking must be from an improved alley when available. (In other words, a driveway off of the street to parking in the rear yard is not allowed if there is an improved alley serving the property.) An exception to this rule is that on corner lots, access to parking may be from the side street.
- Driveways in front yards shall be no more than 12' in width, except that a driveway may be up to 4' wider than the garage door within 30' of the garage door.
- Driveways for one- and two-family dwellings shall be a minimum of 8' wide. There is no side yard setback required for a driveway leading to a legal parking space in the rear yard.
- Driveway pavement may be limited to wheel tracks if the wheel tracks are at least 2' wide.
- When allowed, any new cut in the street curbing ("curb cut") for a driveway that goes through the sidewalk and boulevard to the street requires a curb cut permit from the Dept. of Public Works.

#### *Paving materials and drainage*

- All off-street parking spaces must be paved with asphalt or concrete (either standard or pervious), or with pavers made of brick, concrete or stone.
- Grass, sand, dirt, gravel, or crushed rock are not acceptable parking surfaces.
- All driveways and parking spaces shall be graded and maintained so as to drain water away from neighboring properties and occupied structures.

For more information about parking areas with three or fewer spaces, contact the Zoning staff at 651-266-9008. For information about applying for zoning variances from the parking standards, see: <http://www.stpaul.gov/index.aspx?NID=1868>

### **Parking areas with four or more spaces**

A formal site plan review is required for parking facilities of four or more spaces; see: <https://www.stpaul.gov/departments/safety-inspections/site-plan-review>.

