



CITY OF BUFFALO, MINNESOTA

# Residential Driveway

## Additions or Alterations

### Do I need a permit to *alter* my driveway?

**YES!** Any change that adds hard surface or changes the configuration of a driveway requires a driveway permit. Along with the attached application, you will need...

- A property survey or site plan showing the proposed location of/changes to your driveway;
- \$75 permit fee.

### HOW CAN I DESIGN OR CHANGE MY DRIVEWAY?

- ♦ First and foremost, you cannot impact drainage to neighboring properties with your driveway change.
- ♦ Sidewalks and trails must remain as separate entities within the driveway. Sidewalk and trail replacement must meet City of Buffalo specifications which include current ADA standards.
- ♦ The maximum width of the driveway can be 28 feet wide at the curb cut, unless otherwise approved by City staff.
- ♦ Driveway surfaces must be asphalt, concrete, or permeable pavers. **Note: Gravel and crushed granite are NOT acceptable driveway surfaces.**
- ♦ One parking pad off the existing driveway is permitted. This additional pavement cannot bring you above the maximum hard-surface allowance for the lot.

### ADDITIONAL CONSIDERATIONS

- ♦ **Ensure that your curb stop is not located in the proposed hard surface.** The curb stop is how you get water from the street to your home and is critical that it is protected. Often curb stops are located in the green space in your front yard. In changing your driveway, it may affect the curb stop. A gate valve box may be purchased to protect the curb stop.
- ♦ Incline should be no more than 10%.

### WHAT SHOULD I INCLUDE ON MY SITE PLAN?

If you have a survey, technical details are usually on it (drainage and utility easements, hard-surface calculations, etc.) If you have a simple hand-drawn site plan, you will have to draw these details in. Either a survey or site plan is needed but not both. A staff member can help locate a property survey if there is one available, just ask!

**EASEMENTS:** The easement area provides the City with the right to cross your property for specific use, typically for drainage and utilities. Generally speaking, the City's required easements are 10 feet on the front and back property lines; and 5 feet on each side. Some easements are larger than others and there are often exceptions, but you would need to note these on a hand-drawn site plan. Likewise, you are crossing our easement and the ROW when you change your driveway.

**HARD SURFACE CALCULATION:** You will need to provide hard-surface calculations for the total lot to ensure maximum amounts aren't being exceeded. Residential lots are limited to 35% coverage UNLESS you are within 1,000 ft of lakeshore. If you fall into that category, you are limited to 25% coverage. Hard surface coverage items include driveway, home, garage, shed, concrete/paver patios, sidewalks anything else with a roof or hard surface where rainwater cannot directly filter into the soil below.

**To determine the hard surface calculation:** First, add up the square foot dimensions (house, garage, sidewalks, patio, current drive with changes, etc.) of the existing conditions and your addition. Second, divide that number by the total number of square feet in your parcel. This equals your hard surface percentage relative to your lot size.



More Questions? **Contact Us!**

permits@ci.buffalo.mn.us  
212 Central Avenue, Buffalo MN 55313  
Phone 763-682-1181

**Sealcoating** is not considered an alteration and does not need a permit. Please note the City of Buffalo has adopted M.S.A. § 116.202 which prohibits use of coal tar sealant products on asphalt-paved surfaces.

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