



# City of Moorhead – Pavement Expansion

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## **Background:**

Before adding or replacing pavement on your property, please note that Moorhead has maximums for impervious surfaces in certain areas. Impervious surfaces include driveways, parking areas, patios, rooftops, walkways and other hard surfaced areas. For your parcel's impervious limit, please contact [planning@moorheadmn.gov](mailto:planning@moorheadmn.gov).

## **Pavement FAQ's:**

### **1. Can I expand my private driveway (paved area between garage and sidewalk)?**

- a. Residential:
  - i. Sometimes. Some driveways on private property may be expanded up to 12 ft in width on one side if:
    - a. The impervious surface limit will not be exceeded.
    - b. The expansion would not encroach into an easement area.
    - c. The expansion can be setback at least 3 ft from property line for drainage.
      1. If you cannot provide a 3 ft setback, you must prepare a drainage plan and submit it to Engineering for review and approval. If approved, the City may waive this setback.
- b. Commercial:
  - i. Sometimes. Some driveways and parking lots may be expanded if:
    - a. The impervious surface limit will not be exceeded.
    - b. The expansion would not encroach into an easement area.
    - c. The expansion can be setback at least 3 ft from property line for drainage.
      1. If you cannot provide a 3 ft setback, you must prepare a drainage plan and submit it to Engineering for review and approval. If approved, the City may waive this setback.

### **2. Can I expand the public driveway approach (paved area between sidewalk and street)?**

- a. Residential:
  - i. Sometimes. Some approaches may be expanded if:
    - a. The maximum approach width will not be exceeded (see below).
    - b. The approach has been approved by City permit.
    - c. The approach will be installed by a licensed and bonded contractor (property owners may not do this work).

## **Residential Driveway Approach Width**

- Single Family Detached Parcels – lots with less than 100 ft of street frontage
  - Maximum width - half of street frontage or 30 ft, whichever is less.
- Single Family Detached Parcels – corner lots and lots with 100 ft or more of street frontage
  - Maximum width - half of street frontage or 30 ft, whichever is less.
  - May have 2 public driveway approaches to accessory buildings but the combined width for the 2 cannot exceed 40 ft.
    - Exception: Both must lead to accessory buildings and cannot be a standalone driveway/parking pad.

- Twin & Town Homes:
  - Maximum width – half of the building or 30 ft, whichever is less.

### **Residential Driveway Approach Thickness**

Residential driveway approaches and related elements within the road right-of-way must be at least 6 in thick and must be no less than nine feet (9') wide behind the sidewalk line.

- b. Commercial:
  - i. Sometimes. Some approaches may be expanded if:
    - a. The maximum approach width will not be exceeded (see below).
    - b. The approach has been approved by City permit.
    - c. The approach will be installed by a licensed and bonded contractor (property owners may not do this work).

### **Commercial & Industrial Driveway Approach Width**

May not exceed half of the frontage of the parcel or 40 ft, whichever is less.

Exception: With City Engineer approval, driveways may be constructed wider than the standard width listed above if necessary for truck turning movements and access to the property.

### **Commercial & Industrial Driveway Approach Thickness**

Commercial and industrial driveway approaches and related elements within the road right-of-way must be at least 7 in thick.

### **3. Do I need a permit to expand my driveway or approach?**

- a. Driveway: No permit required but a zoning review is recommended to verify if you can expand or not. If you expand more than is allowed, you may be required to rip it out. Contact [planning@moorheadmn.gov](mailto:planning@moorheadmn.gov) for more information.
- b. Approach: A permit is required to expand your approach. Contact [engineering@moorheadmn.gov](mailto:engineering@moorheadmn.gov) for more information.
  - i. A zoning review is also recommended before requesting an approach permit. You may be eligible to widen your approach or add an additional approach, but this does not necessarily allow a wider driveway or second driveway.

### **4. Can I expand my driveway with gravel, stone or pavers?**

- a. Residential: No. Surfacing options are concrete or asphalt.
  - i. Exception: Gravel is also permitted in Oakport.
- b. Commercial/Mixed Use: No. Surfacing options are concrete or asphalt.
- c. Industrial: Yes. Surfacing options include concrete, asphalt or gravel.

### **5. Can I install pavement over an easement?**

- a. No. Pavement is only permitted in an easement for a driveway approach or parking area approved by the Engineering Department.
- b. If pavement is placed in an easement, a utility has the right to remove it during maintenance and not replace it.

### **6. Can I install a small pavement pad on the side of my garage for an entry door?**

- a. Sometimes.
  - i. If you are under the maximum impervious surface limit for your parcel.
  - ii. If there is no easement where you want to install pad.
  - iii. May be placed within required 3 ft setback without drainage plan requirement, but if drainage is negatively impacted the City may require it to be removed.