

- **What if I want to add a driveway to my property or expand an existing one?**

First you will need to determine if you can meet the off street parking requirements.

City Code requires 1 off street parking stall, a minimum of 8 feet wide and 17 feet in length, out of your front yard setback. This stall may either be alongside your house, or in the back yard, and accessed from the front yard or a rear alley. In addition, the driveway and its approach must be hard surfaced with concrete, asphalt, or brick.

If you cannot meet the above requirements, you can appeal to the Board of Adjustment for a variance. See the Zoning Enforcement staff at the Permit Center for assistance.

If you reside on a corner lot and have a driveway, you may be allowed another driveway from the other street with the proper permit and approval by the City.

Rarely does the City allow more than one driveway on properties other than corner lots, because only 25% of the front yard is allowed to be hard surfaced.

If you can meet the required off street parking you will then be allowed to have 20 feet or 25%, whichever is larger, of your front yard in hard surface driveway and parking. If you have, or are building, a 3 or 4 car garage, the paved area directly in front of it may be wider to allow access to the garage. The drive approach at the property line will only be allowed to be 20 feet wide with a 30 degree angle to the garages. You may be allowed a wider driveway and approach if your property frontage is wider than 80 feet. See the Engineering staff at the Permit Center to determine what will be allowed.

If you need to install a new drive approach, or alter an existing, it must align with the driveway at the Right-of-Way line. As the approach transitions toward the curb, it must widen (flare) 3 to 5 feet on each side. This makes the approach 6 to 10 feet wider at the curb than at the driveway. These flares do not have to be equal. (Example: 3 feet on one side and 4 on the other) The flares may not extend past your side lot lines unless your existing approach already does, in which case that side cannot be extended further.

When you have determined what you want to do, make a rough sketch of your plan with some measurements. Bring this sketch with you to the Permit Center, and have us review your proposal with you. If your plan is approved, you can acquire any needed approach permit and construct your driveway. The only concrete the City will accept is that provided by a ready mix company.

- **What if I want to add additional parking on my lot outside of my front yard setback?**

Additional hard surfaced parking can be added alongside your house or in the back yard as long as these stalls can be accessed from an alley or as previously discussed.

- **If I have a crushed rock driveway approach, can I replace it with concrete or asphalt?**

Yes. All you need to do is make a rough sketch of your approach, and note how wide it is at the curb and how wide it is where it meets your driveway.

Bring this sketch with you to the Permit Center so you can tell the person who prepares the permit.

- I received a certified letter stating that my sidewalk needs to be repaired. What do I need to do?

The unsafe areas of the sidewalk next to your lot that have been marked by spray paint need to be returned to a safe condition.

A permit is required to reconstruct your sidewalk. The owner or somebody representing them must pick up the permit in person. Before you come to the Permit Center, measure and note the total length of sidewalk to be replaced. The person that prepares your permit will need this information.

Permits are good for 1 month. All work must be completed within the time constraints given in the certified letter.

- If I do not have a public sidewalk in front of my house, can I have one?

A property owner may install a public sidewalk adjacent to their lot, after getting a permit and assuming all costs involved with its installation and maintenance.

- Can I add a driveway from an alley into my property?

Yes and no permits are required to do so.

- If I share a driveway with my neighbor, and the approach is crushed rock, and I want to pave it, or the old paved approach needs replaced, what do I need to do?

In this case you own your half of the approach and your neighbor owns the other. You will need a permit to replace your half and if your neighbors want to replace their half, they will also need a permit.

- What do permits cost?

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|----------------------------|-------|
| Sidewalk Replacement       | \$20. |
| Drive Approach Replacement | \$20. |
| New Sidewalk               | \$35. |
| New Drive Approach         | \$20. |

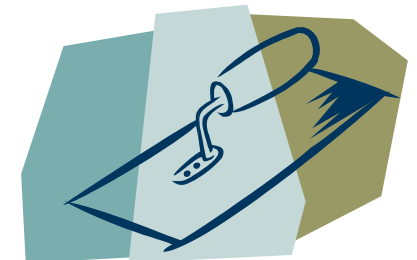
Following the placement of forms the work must be inspected before any concrete is poured.



**CITY OF DES MOINES  
PERMIT AND  
DEVELOPMENT CENTER**



**Residential  
Sidewalks & Driveway  
Approaches**



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