If you have specific questions or want to confirm your plans, our staff is available to assist in person, by telephone, or by e-mail.

City of St. Petersburg
Division of Development Review Services
Municipal Service Center
One 4th Street North
St. Petersburg, Florida 33701
Telephone: (727) 893-7471
Facsimile: (727) 892-5557
E-Mail: devrev@stpete.org
RESIDENTIAL DRIVEWAYS

Section I: Permit Requirements
Section II: Permissible Location
Section III: Design Standards

Pursuant to Section 16.40.090, in combination with Section 16.40.100, of the City’s Land Development Regulations, all passenger motor vehicles and motorcycles located in the required front and street side yards of a lot must be placed, stored, parked, stopped or located on a legally recognized driveway or parking area. This information brochure has been prepared to assist you in understanding driveway regulations for private one and two-family properties within the City of St. Petersburg. To determine what you can do on your property, please consider the following questions:

SECTION I: PERMIT REQUIREMENTS

1. Do I Need A Permit To Install A Residential Driveway?

Sometimes. Driveway permits are required where the driveway installation, replacement or addition encroaches into the public right-of-way, beyond the boundary of the homeowner’s private property. In most circumstances, where a driveway connects to a public roadway as shown in the following diagram, a driveway permit is required. If the driveway connects to an alley, a permit is usually not required as the installation, replacement or addition is not located within a public right-of-way. All driveway construction, regardless of whether a permit is required, must meet the design standards described hereafter.

2. How Do I Obtain A Driveway Permit?

The City of St. Petersburg can only issue permits for driveways located on city roads. Driveways located on county roads must be permitted through Pinellas County and those on state roads must be permitted through the Florida Department of Transportation.

A copy of the permit application is available on the Development Services Department website under the heading Applications / Forms. The permit application is required to be completed and submitted with:

- Two (2) copies of a scaled site plan showing the location of the driveway on the property and its relationship to the house, boundary lines and curb of the street;
- Dimensions for the driveway;
- Impervious surface calculations;
• Application fee, which is $65.00. Cash, credit card or check is an acceptable form of payment. Checks should be made payable to the City of St. Petersburg.

If the application and diagram is complete, the permit may be issued immediately when presented in person.

3. Where Do I Submit My Application For A Driveway Permit?

Applications for a driveway permit shall be submitted to:

City of St. Petersburg
Division of Development Review Services
Municipal Service Center
One 4th Street North
St. Petersburg, Florida 33701
Telephone: (727) 893-7471
Facsimile: (727) 892-5557

4. What Happens After I Receive My Permit?

The driveway forms must be set in place and an inspection must be scheduled prior to the installation of the paving material. A telephone number to schedule the inspection will be included with the driveway permit. Within 24 hours of scheduling the inspection, city staff will visit the site to review and approve the layout of the driveway forms. This is the only inspection required. Following approval, the paving materials may be installed to complete the project.

SECTION II: PERMISSIBLE LOCATIONS

1. May I Install A Driveway Anywhere On My Property?

No. The City’s Land Development Regulations includes a specific set of locational criteria based on zoning and your property’s proximity to service alleys and intersecting roadways. If your property is zoned:

*Neighborhood Traditional (NT)*, the driveway shall be located to take advantage of the first available alternative in the following prioritized list:

1. Driveways shall be located along the service alley;
2. Where no service alley exists, driveways shall face the side street and shall be restricted to the rear third (1/3) of the lot;
3. Where access via the rear third of the lot is not possible, driveways shall be permitted within the front two-thirds (2/3) of the lot facing the side street;
4. In the absence of an alley and a side street, driveways shall be permitted to access the lot across the front property line.
5. Circular driveways within the front and street side yard are prohibited. (See Page 6)

*Neighborhood Suburban Multi-Family (NSM), Corridor Residential Traditional (CRT) and Corridor Commercial Traditional (CCT)*, the driveway shall be located to take advantage of the first available alternative in the following prioritized list:

1. Driveways shall be located along the service alley or side street;
2. Where no service alley or side street exists, driveways shall be permitted to access the lot across the front property line.
All Other Zoning Districts, the driveway location is encouraged to follow the locational criteria for the Neighborhood Traditional (NT) zoning district, but is not required.

2. What Is The Visibility Triangle and May I Locate My Driveway Within It?

The visibility triangle is an area which has certain restrictions to allow for safe visibility when operating a motor vehicle or bicycle, or for pedestrian movement. Within the public rights-of-way, driveways may encroach into the visibility triangle. Within the boundary of the homeowner’s private property however, driveways cannot be permitted within the visibility triangle.

SECTION III: DESIGN STANDARDS

1. What Are The Width Requirements For My Driveway?

The required minimum width for a standard driveway is 10 feet and the maximum width is 20 feet. The required minimum width for a circular driveway is 10 feet and the maximum width is 14 feet. A parking pad no wider than 10 feet may be installed contiguous to an approved standard driveway provided that the standard driveway, as it crosses the front or street-side property line, is no wider than 12 feet within the Neighborhood Traditional (NT) zoning district and 20 feet in all other zoning districts.

When a property is located within a Neighborhood Traditional (NT) zoning district, the maximum width is 20 feet within the boundary of the homeowner’s private property, but must be reduced to a maximum width of 12 feet as the driveway crosses the front or street-side property line and within the public right-of-way.

For your information, a standard parking space is nine (9) feet wide, thus 18 feet is the minimum width necessary to comfortably park two (2) cars side by side.
2. **What Are The Length Requirements For My Driveway?**

The required minimum length for a standard driveway is 19 feet within the boundary of the homeowner’s private property. This is necessary to prevent vehicles from overhanging into the public right-of-way.

3. **Are There Side-Yard Setbacks For My Driveway?**

Yes. Side-yard setbacks are required along the property line to accommodate triangular flares. *(See Page 7)*

*Neighborhood Traditional (NT)*, the minimum side-yard setback is reduced to two (2) feet within the public right-of-way and along the front or street-side property line.

*All Other Zoning Districts*, the driveway is required to meet a minimum side-yard setback of three (3) feet within the public right-of-way and along the front or street-side property line. The driveway may be situated closer than three (3) feet to the property line, but only within the boundary of the homeowner’s private property.
4. I Am Interested In Constructing A Ribbon Driveway. Is That Allowed?

Yes. Ribbon driveways are an acceptable alternative to standard driveways, reducing the overall impervious surface coverage, reducing the total amount of stormwater run-off and improving sustainability. Ribbon driveways are subject to the same dimensions for standard driveways. Individual “ribbons” shall only be permitted within the boundary of the homeowner’s private property and shall measure between 1.5 and 2.5 feet in width.

5. I Am Interested In Constructing A Circular Driveway. Is That Allowed?

Sometimes. Circular driveways are typically requested to modify site access allowing vehicles to enter and exit the street in a forward motion. Circular driveways are prohibited on property that is located within a Neighborhood Traditional (NT) zoning district. Circular driveways are permitted within all other zoning districts subject to specific design standards.

The required minimum width for a circular driveway is 10 feet and the maximum width is 14 feet. Additionally, it is important to consider the maximum impervious surface ratio within the legal front yard and street side yard, where applicable.
6. What Is The Maximum Impervious Surface Ratio And How Does It Affect The Size Of My Proposed Driveway?

By definition, impervious surface is any material that prevents the infiltration of stormwater into the ground. Within the City of St. Petersburg, the impervious surface definition includes, but is not limited to, concrete, asphalt, brick, decorative pavers, crushed rock, river rock, gravel, geoweb and turfblock. (Crushed shell is prohibited.) Impervious surface coverage is measured in square feet and as a percentage of lot area. The maximum impervious surface ratio allowed within the required front yard setback on standard lots is 45 percent (%). On corner lots, the maximum impervious surface ratio allowed within the required front and street side yard setback is 25 percent (%). When calculating the total impervious surface total, it is important to include any walkways or patios that may not be part of the proposed or revised driveway.

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\begin{align*}
\text{Lot width (x)} &= \text{Lot width (x)} \\
\text{Front setback (y)} &= \text{Front setback (y)} \\
\text{Street side setback (z)} &= \text{Street side setback (z)}
\end{align*}
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7. What Are Triangular Flares? Am I Required To Include Them At The End Of My Driveway?

Triangular flares are designed to minimize the impact of vehicles upon the adjacent landscaping when maneuvering into and out of a driveway. Each driveway, when located within the public right-of-way, is required to include triangular flares at the intersection of the driveway with the public roadway. Triangular flares are not required at the intersection of the driveway with an alley.

*Neighborhood Traditional (NT)*, the triangular flares shall measure two (2) feet by seven (7) feet.

*All Other Zoning Districts*, the triangular flares shall measure three (3) feet by seven (7) feet.

In Traditional and Downtown zoning districts (NT, CRT, CCT, IT, DC), the portion of the sidewalk that crosses the driveway shall have a consistent finish and color as the abutting sidewalk and be visually delineated with expansion joints. In Suburban zoning districts (NS, CRS, CCS, IS, EC, IC, RC), the portion of the sidewalk that crosses the driveway shall be visually delineated with a change in color or material or with expansion joints.
9. What Materials May I Use To Construct My Driveway?

The portion of the driveway located within the public right-of-way must be constructed of asphalt or concrete, brick or decorative pavers. The portion of the driveway located within the boundary of the homeowner’s private property may be constructed of asphalt or concrete, brick or decorative pavers, grid pavers, crushed stone, rock, gravel, or other similar materials. Crushed shell is prohibited. Mulch is not allowed for the construction of the main driveway, but may be allowed for construction of an accessory parking pad adjacent to the standard driveway. Mulch parking pads must meet specific design standards shown in the following diagram.


The existing granite curb shall be preserved by lowering the granite such that the top is even with the proposed driveway and abutting roadway.

11. There Is An Existing Water Meter That Will Affect My Ability To Follow The Driveway Design Standards. What Should I Do?

Occasionally, the design of a driveway will be impacted by the location of an existing water meter. If this is the case, the homeowner is required to contact Water Resources at 892-5841 for advice and consent prior to issuance of a driveway permit.