

Driveways:

The homeowner's guide for driveway projects



When is a permit required?

- The driveway area and/or design is changing.
- If the public right-of-way is altered.

When is a permit *not* required?

If the driveway is resurfaced, repaired or maintained. For example, adding a layer of asphalt to an existing asphalt driveway does not need a permit.

What types of materials may driveways be constructed of?

Driveways must be constructed of a “dustless” surface. Examples include asphalt, concrete, and pavers. The one exception are driveways located in the Historic Overlay District, in which the material may be gravel.

What if the apron is being expanded?

The apron is the part of the driveway that connects to the public right-of-way. If the apron is altered or enlarged, the entire apron must be replaced.



What are some of the basic driveway requirements?

- The maximum area a driveway may take up is 20% of the total area of the property.
- The minimum setback to side and rear property lines is 2 ft. Existing grandfathered shared driveways must meet this requirement if the driveway is expanded.
- The maximum width of the driveway depends on the total length of street frontage:

Length of street frontage	Maximum Driveway Width
Less than 30 ft.	Call us at 703-257-9278
Between 30 ft. & 59 ft.	15 ft.
Between 60 ft. & 99 ft.	20 ft.
100 ft. or more	25 ft.

- An additional 200 sq. ft. of driveway area is allowed to accommodate vehicle maneuverability

What are the application requirements?

- 1) Zoning Certificate Application:** The form is posted on the City website and has a \$50 application fee.
- 2) Excavation Permit Application:** The form is posted on the City website and has a \$150 application fee, and \$2,000 bond. This form is only needed if the apron is altered.
- 3) House Location Survey:** This is a scaled survey created by a Land Surveyor that shows an aerial view of your property. The proposed driveway should be drawn on it.

For more information, email permitstatus@manassasva.gov, call 703-257-8278, or visit manassasva.gov/permits