FRONT YARD PAVING STANDARDS

1. Homes located South of Santa Monica Blvd
   a. Allowable paving in front yard setback = 400 Sq. Ft. (Sec. 10-3-2422,A).

   EXAMPLE
   (Not drawn to scale)

   - Actual Paving = Area 1 + Area 2 + Area 3
   - = (10’ x 25’) + (10’ x 5’) + (5’ x 20’)
   - = 250 Sq. Ft. + 50 Sq. Ft. + 100 Sq. Ft.
   - = 400 Sq. Ft. ≤ 400 Sq. Ft. Allowable; OK

   * The front setback shall be the minimum required front yard distance established on city maps. It shall not be taken as the distance from the property line to the residence.
2. **Homes located North of Santa Monica Blvd:** AREA METHOD

   a. Allowable paving per “Area Method” (Sec. 10-3.2422.B)
      
      i. \[ = ((\text{Front Yard Area}) \times .33) + (5' \times \text{Front Setback}) \]

   **EXAMPLE** (Not drawn to scale)

   - Allowable Paving per “Area Method”
   - \[ = (40' \times 75') \times .33 + (5' \times 40') \]
   - \[ = (3,000 \text{ Sq. Ft.} \times .33) + 200 \text{ Sq. Ft.} \]
   - \[ = 1,200 \text{ Sq. Ft.} \]
   - Actual Paving \[ = \text{Area 1} + \text{Area 2} + \text{Area 3} \]
   - \[ = (10' \times 40') + (60' \times 10') + (5' \times 30') \]
   - \[ = 400 \text{ Sq. Ft.} + 600 \text{ Sq. Ft.} + 150 \text{ Sq. Ft.} \]
   - \[ = 1,150 \text{ Sq. Ft.} \leq 1,200 \text{ Sq. Ft. Allowable; OK} \]

   *The front setback shall be the minimum **required** front yard distance established on city maps. It shall **not** be taken as the distance from the property line to the residence.*
Homes located **North** of Santa Monica Blvd: PRESCRIPTIVE METHOD

- Allowable paving per “Prescriptive Method” (Sec. 10-3-2422.C)
  1. 12’ Wide Circular Driveway
  2. 9’ Wide Connecting Driveway to parking located behind Front Yard
  3. 4’ Wide Walkway connecting driveway to Residence

* The front setback shall be the minimum **required** front yard distance established on city maps. It shall **not** be taken as the distance from the property line to the residence.

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**EXAMPLE**
*(Not drawn to scale)*

- **FRONT SETBACK:** 40’ - *REQUIRED*
- **HOUSE:** 9’ x 12’
- **PUBLIC RIGHT OF WAY:** 75’

**DRIVEWAY ENCROACHMENT**
*(SEPARATE PERMIT REQUIRED FROM PUBLIC WORKS DEPARTMENT)*

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*IBuilding and Safety/Public Info-Handout Committee/C_Completed Handouts/Front Yard Paving.doc REV 03/08*