



FRONT YARD PAVING PERMIT GUIDE

In January 2017, the Daly City City Council adopted amendments to the Zoning Code to allow the replacement of existing front yard landscaping with hardscape to provide additional parking opportunities for residents as well as alternative front yard designs for residents who are not desiring additional parking. Driveway spaces in front of the garage may also count toward meeting the parking requirement if the spaces meet the minimum dimensions required and do not block the sidewalk or other driveway spaces. Effective July 1, 2018, all front yard paving projects require a Front Yard Paving Permit issued by the Daly City Planning Division. The following guide illustrates the provisions related to front yard paving for single-family residences. The front yard paving regulations can be found in Section 17.34.050 of the Daly City Municipal Code.

Locations Permitted. Replacement of existing front yard landscaping with hardscape such as concrete, pavers, or other solid surface materials is allowed on any property with a single-family dwelling or duplex.



Landscape Requirement. The landscape requirement depends on the width of the property as follows:

1. For parcels with a width greater than 25 feet (primarily the Westlake, St. Francis, and Serramonte neighborhoods), at least 25 percent of the front yard shall be retained as landscape.
2. For parcels with a width less than or equal to 25 feet, the entire front yard may be paved with hardscape.

For the purpose of compliance with this section, the front yard shall be defined as the area between the front of the dwelling and the back of the sidewalk, including the public right-of-way. The example above provides an overview of the calculable front yard (shown in grey) together with the required landscape area.

Required Colors and Materials. All new paving must be constructed with pavers, stained- or integral-color concrete, or a combination of the two materials, that complements the color(s) of the home. The application submitted must indicate the material and color proposed. While replacing the existing driveway material to match the new paving material and color is desirable, it is not required.



Projects Providing Additional Off-Street Parking. To minimize the visual impacts of front yard paving, the Planning Division requires the construction of a landscape triangle for all paving projects that will provide additional off-street parking (see examples on previous page and below). The landscape triangle is intended to provide a uniform appearance to paving projects, reduce the amount of rain water flowing onto City sidewalks, and minimize paving over existing utilities in the public right-of-way.

Projects Not Providing Additional Off-Street Parking and Homes Without Existing Curb Cuts. For projects that will not provide additional off-street parking and projects on properties not served by an existing, legal vehicular curb-cut, a permanent vertical barrier or other concrete cut out pattern is required to prevent the hardscape area from being used to park a vehicle. The permanent vertical barrier shall consist of a poured concrete curb not less than 6 inches in height and bricks and/or pavers set in poured concrete with an exposed surface not less than 6 inches. Since the barrier may cause a tripping hazard, the permanent vertical barrier is not permitted within the public right-of-way.

Water Meter Box Replacement.

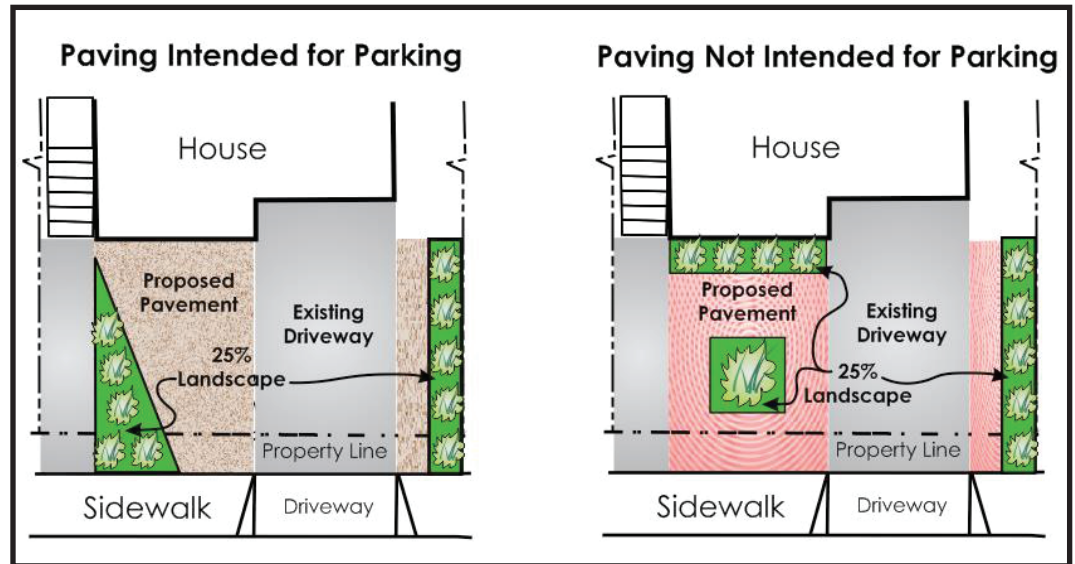
The City may require the replacement of the existing water meter box serving the home with a box designed to withstand the weight of a vehicle that may drive over or park on the box. Replacement of the box is subject to the discretion of the Engineering Division.

Permit Requirements.

All front yard paving projects require the a Front Yard Paving Permit subject to a fee of \$300.00. The application must include a site plan (either in the area designated on the application or a separate sheet) showing the front yard of the home, the proposed paving and landscaping, the discharge location(s) of downspouts directed toward the front yard area, the existing sidewalk, water meter, and any other above-ground utility. The site plan may be prepared by the homeowner, an architect, or other design professional. The site plan is not required to be to scale, but must include all dimensions and calculations showing compliance with the landscape requirement.

If a paving project includes work within the public right-of-way, an Encroachment Permit subject to a fee of \$700.00 and a \$500.00 refundable security deposit is also required. New paving that will abut a public sidewalk or driveway in the right-of-way will be required to dowel into existing concrete. Although placing removable rock material and artificial turf in any front yard area is generally exempt from requiring a Front Yard Paving Permit, consultation with the Engineering Division is required prior to the commencement of such work.

How To Apply. Submit the completed application, cut-sheets of the proposed color and paving material, and payment to the Planning Division. If the project requires an Encroachment Permit, the City's standard details for details for sidewalk and driveway restoration, available at the Engineering Division located on the 1st floor of City Hall or on the City's website, must also be attached to the application. Review by the Engineering Division is required for all front yard paving projects prior to obtaining final approval from the Planning Division.



QUESTIONS

If you have any questions regarding this guide or the Daly City front yard paving regulations, please contact the Daly City Planning Division at **(650) 991-8033** or visit the Planning Counter open Monday through Friday (excluding holidays) from 8:00am to 5:00pm.



FRONT YARD PAVING PERMIT APPLICATION

PROPERTY OWNER NAME _____ PHONE NUMBER _____ EMAIL _____

PROPERTY ADDRESS _____ ASSESSOR'S PARCEL NUMBER _____

WILL PROPOSED PAVING PROVIDE ADDITIONAL OFF-STREET PARKING? YES NO _____
PROPERTY OWNER SIGNATURE

SITE PLAN: In the box below or on a separate sheet, please draw the front yard of the home, the proposed paving and landscaping, the discharge location(s) of downspouts directed toward the front yard area, the existing sidewalk, water meter, and any other above-ground utility. Please also indicate the total front yard area and total proposed landscape area.

TOTAL FRONT YARD AREA (SQ. FT.) _____ TOTAL PROPOSED LANDSCAPE AREA (SQ. FT.) _____

NOTE: RETAINING WALLS MAY REQUIRE A BUILDING PERMIT. CONTACT THE DALY CITY BUILDING DIVISION FOR MORE INFORMATION.

FINAL PLANNING APPROVAL IS REQUIRED PRIOR TO STARTING THE FRONT YARD PAVING PROJECT.

SITE PLAN APPROVAL DATE

ENGINEERING DIVISION APPROVAL DATE

FINAL PLANNING APPROVAL **DATE**