

Thinking about adding concrete in your front yard?

Before you do . . .

Remember concrete is expensive so before you invest in adding it in your front yard here are some frequently asked questions.

- ***Can I add concrete in my front yard?***

On September 27, 2006, the City of South Gate City Council adopted Ordinance No. 2220 amending Chapters 11.07 (R-1-7500 Single-Family Residential), 11.08 (R-1 Single-Family Residential), 11.10 (R-2 Two-Family Residential), 11.12 (R-3 Multifamily Residential), and 11.14 (R-4 Restricted Service) Zones of Title 11 (Zoning), of the South Gate Municipal Code by adding sections containing language limiting the paving within the front yard setback area of residential properties.

These changes limit the paving or addition of concrete in the front set back area of all residential properties. Any planters, additional paved area, or structures in the front yard setback area require approval by the Director of Community Development or his designee.

- ***What is the “front set back area”?***

By definition in the South Gate Municipal Code, the front set back area is the space between the sidewalk and the front of the house.

- ***Can I park in my front yard?***

Parking is permitted in the front yard set back area only on an approved driveway surface.

- ***My driveway is narrow, how wide can I make it?***

By Code, the paved driveway may not exceed twelve feet (12') in width for a garage located in the mid to rear portion of the lot or may not exceed twenty feet in width for a front two-car garage.

- ***I want to replace or add walkway to my house, are there any special requirements?***

In the front set back area, a three (3) foot pathway (walkway) to the front porch is allowed.

- ***Do I need a permit to add a concrete driveway or pathway in front of my house?***

You do not need a permit; however, any planters, additional paved area(s) or structure(s) in the front yard setback area require approval by the Director of Community Development or his designee.

- ***How do I get the approval to add a concrete driveway or pathway in front of my house?***

You need to bring a plot plan of your lot, drawn to scale which indicates all of the measurements of the your lot, width and depth, and all structures, with their measurements, presently located on the lot to the Community Development Department's Planning Division counter.

- ***What is a plot plan?***

A plot plan is a drawing of your property (lot) which indicates the width and depth of the lot, the location of all of the structures on the lot (house, garage, patio(s), storage sheds, driveway) and their sizes or dimensions.

A sample plot plan is available and can be obtained from the Community Development Department's Building and Safety Division.

- ***If I add concrete to my front yard can I use it for parking?***

No, parking is permitted in the front yard set back area only on an approved driveway surface which can be a maximum of twelve feet (12") wide.

Parking is never permitted on lawn areas as per the South Gate Municipal Code, Title 11, Chapter 11.34.080, or any unpaved surfaces anywhere on the property per South Gate Municipal Code, Title 11, and Chapter 11.34.095.

- ***I noticed other residents in my neighborhood have concrete in their front yards, why can't I?***

It is always best to check with the City prior to beginning ANY construction work to get any requirements. The other residents in your neighborhood may have made non-permitted or non-approved changes to their property.

- ***What happens if I park in my front yard?***

If you park in the front yard, other than on the approved driveway, you may be issued a parking citation either by the Police Department or Code Enforcement.

