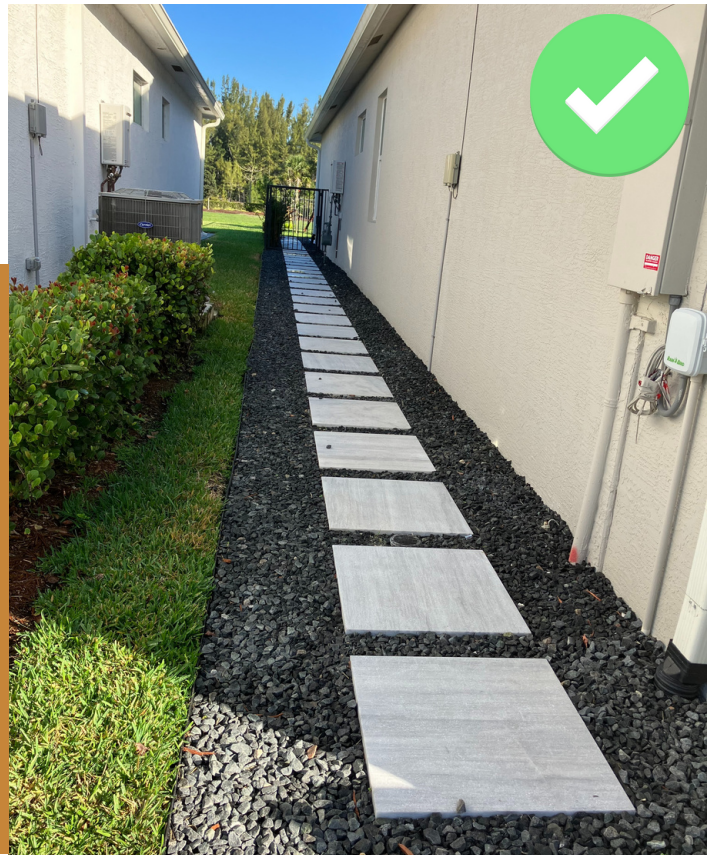




CITY OF WESTLAKE

SIDE YARD PAVER WALKWAY

Please see this information if you want to install a paver walkway on your side yard:



ZONING CODE INFORMATION

SETBACKS

The **minimum side yard setback for installing pavers** in the R-1 and R-2 zoning districts is **three (3) feet**. Paver walkways shall NOT encroach on the minimum side yard setback.

← In this example, the paver pad is built within the 3-foot minimum side yard setback, and even encroaches into the neighboring property.



Homes with a **7.5-foot setback** may be able to place a walkway in the side yard leaving the **required 3-foot setback**.



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**TABLE 3-2: R-1 DISTRICT RESIDENTIAL STANDARDS FOR SINGLE FAMILY DETACHED
(EXCLUDING ZERO LOT LINE DEVELOPMENT)**

Residential Use Type	Lot Width (Feet)	Minimum Lot Size (Square Feet)	Minimum Front Setback ¹ (Feet)	Minimum Side Road Setback ² (Feet)	Minimum Side Yard Setback ² (Feet)	Minimum Rear Yard Setback (Feet)	Maximum Building Height (Feet)	Maximum Lot Coverage	Minimum Pervious Percentage of Parcel
Single family detached dwelling	40 ³	4,400	BLDG: 10	BLDG: 10	BLDG: 5	10	36	55%	25%
			FLG: 20	SLG: 15	SLG: 15				
	50 ⁴	5,500	BLDG: 10	BLDG: 10	BLDG: 5	10	36	55%	
			FLG: 20	SLG: 15	SLG: 15				
	More than 70 ⁵	7,700	BLDG: 10	BLDG: 10	BLDG: 7.5	15	36	45%	
			FLG: 20	SLG: 15	SLG: 15				

PERVIOUS PERCENTAGE

The minimum pervious percentage indicates the percentage of the overall lot or parcel that must be pervious. For lots in the R-1 and R-2 zoning districts, the minimum pervious percentage is **25% of the lots total area**.

**TABLE 3-6: R-2 DISTRICT RESIDENTIAL STANDARDS FOR SINGLE FAMILY DETACHED
(EXCLUDING ZERO LOT LINE)**

Residential Use Type	Lot Width	Minimum Lot Size (Square Feet)	Minimum Front Setback ¹ (Feet)	Minimum Side Road Setback ² (Feet)	Minimum Side Yard Setback ² (Feet)	Minimum Rear Yard Setback (Feet)	Maximum Building Height (Feet)	Maximum Lot Coverage	Minimum Pervious Percentage of Parcel
Single family detached dwellings	40 ³	3,600	BLDG: 10	BLDG: 10	BLDG: 5	10	40	60%	25%
			FLG: 20	SLG: 10	SLG: 10				
	50 ⁴	4,500	BLDG: 10	BLDG: 10	BLDG: 5	10	40	60%	
			FLG: 20	SLG: 10	SLG: 10				
	More than 70 ⁵	6,300	BLDG: 10	BLDG: 10	BLDG: 5	10	40	55%	
			FLG: 20	SLG: 10	SLG: 10				

1. BLDG = Building without front-loading garage, or portion of building without front-loading garage. FLG = Front Loading Garage.
2. BLDG = Building without side-loading garage, or portion of building without side-loading garage. SLG = Side Loading Garage.
3. If a lot is at least 40 feet wide but less than 50 feet wide, the standards in this row apply.
4. If a lot is at least 50 feet wide but not more than 70 feet wide, the standards in this row apply.
5. If a lot is greater than 70 feet in width, the standards in this row apply unless the lot is part of a residential parcel developed under a common plan of development intended to provide 70 foot (or less) lots.



Mechanical equipment such as AC units or generators **MUST** be screened from the right of way.



For more information, please contact



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