

Requirements for Front Yard Concrete
Adopted January 30, 2014

The front yards for the homes in Sierra Tempe were designed to include a driveway of similar width to the garage capacity of the home when the home was built. Per the community's governing documents, the remaining surface area of the yard is required to be covered in landscaping material(s) approved for use in the community. Additionally, the governing documents prohibit the storage of Recreational vehicles (boats, trailers, motor homes, etc) behind the gate(s) unless they are not visible from the street or neighboring property. Governing documents also prohibit the storage of boats, trailers, motor homes and non-operational vehicles in the front yard and no vehicle parking is permitted on non-paved areas of the front yard.

Expansion of driveways (referred to as "slab" in this guide) will be permitted between the original driveway and the property line on the same side of the home as the garage, provided they meet the following: Concrete Driveway tracks are preferred over a full driveway slab. Once installed, the homeowner can fill the spaces between and on each side of the tracks with landscape material such as crushed stone of similar color used in the rest of the yard.

New slab shall be leveled such that it slopes AWAY from the property line and toward the existing driveway/street. Slab shall be finished in a "broom" finish to match existing driveway. There shall be a minimum setback from property line of nine inches (9"), meaning that there shall be at least nine inches (9") inches between the edge of the slab and the property line, which shall be covered in a community approved ground cover (decomposed granite, etc).

The area of the existing driveway and the new slab shall not exceed 30% of the area of the owner's front yard. Front yard is all area from the property line on each side of the lot, the fence/wall that separates the front and rear yards and the front of the home to the city sidewalk.

Owner is cautioned that driving vehicles over the city sidewalk at anyplace other than the original driveway curb cut increases the likelihood that the sidewalk will be damaged. Property owner is responsible for repairing any and all damage caused by traversing the sidewalk at locations other than at the original curb cut.

Once installed, the slab may be used for the parking of not more than two additional motor vehicles regularly used by the homeowner and their guests. Storage of motor vehicles, including boats, trailers, motor homes, etc is not permitted.

All requests for approval shall include a detailed drawing, appropriately scaled, identifying the current yard and dimensions, including locations of existing driveway, walkways and any other already installed fixtures (walls, Pillars, etc.), including the wall that separates the front and rear yards. The proposed expansion is to be drawn in and identified as "Proposed". Photographs of the subject area will be helpful in the approval process and should be included with the request.