



# Paved Surfaces

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## Driveways, Walkways and Patios

The following Frequently Asked Questions are provided to help understand the Town's regulations for paved surfaces.

### **Do I need a permit to install pavers?**

Yes. The permit review process allows the Town to make sure that the pavers meet setback requirements and do not cause stormwater to run off onto neighboring properties.

### **Do I need a contractor to do the work?**

No, owners of homesteaded property can pull their own permit, but must submit a notarized owner/contractor affidavit with the application. The owner acting as his or own contractor is responsible to make sure anyone hired to perform any other work associated with the project is properly licensed and insured.

### **What paperwork is required with the application?**

Required paperwork includes two copies of an accurate boundary survey showing the exact location and dimensions of the proposed work, along with the proposed slope and site grading. Once approved, one copy of the survey will be attached to the permit and should be posted at the job site. Drainage calculations from a licensed professional engineer may also be needed to verify that the paved area will not cause stormwater to run off onto adjacent properties.

### **What are the fees to get a paver permit?**

A processing fee of \$25 is due at the time of application, with the balance of the fee due at the time the permit is issued. Permit fees are based on the dollar value of the total job.

### **What are the required setbacks for driveways?**

Generally, the setback for residential driveways is 5' from the property line. Setback requirements vary according to the principal use of the property.

### **Is there a limit to the number of driveways I can have?**

The number of access points depends on the width of your lot. Lots measuring less than 65' at the street are permitted only one access point; lots measuring between 66' and 200' are permitted two; and lots measuring over 200' are permitted two, plus one for each additional 100 feet or fraction thereof.

### **How wide can my driveway be?**

Single-family driveways can be no wider than 24', measured at the street and including the required flare. Where more than one driveway access is permitted, a distance of 10' is required between each driveway.

### **Can I remove trees to install a driveway, patio, or walkway?**

A separate tree removal permit is required for the removal of non-exotic trees measuring 6" DBH (diameter at breast height) or greater.

### **Can I place driveway pavers all the way to the street pavement?**

A right-of-way use permit is required for driveway placement between the property line to the edge of the pavement. Atlantic Avenue is a county roadway and this permit is obtained from Volusia County. All other roadways in Ponce Inlet are maintained by the Town, and the permit application is available in the Planning & Development Department. Owners are responsible for the maintenance, repair and replacement of pavers within the right-of-way areas and must also sign a waiver stating their understanding of this responsibility.

### Can I store the pavers on the road?

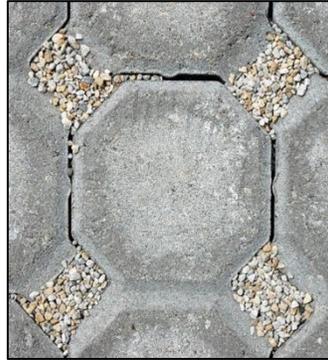
No, materials used for the installation of pavers must be stockpiled on the property on which the installation will take place and cannot be stored on the street, sidewalk, or within the right-of-way area.

### Are pavers considered a pervious or impervious surface?

Pavers are either impervious (highly resistant to infiltration by water), semi-pervious (also called permeable, allowing water infiltration into voids between the paver blocks), or pervious (also called porous, allowing full or partial absorption of stormwater into the blocks themselves). The Town generally treats pavers as impervious, but makes special setback allowances for pervious and semi-pervious pavers because of their greater absorption of stormwater runoff, as explained below.



Impervious pavers



Semi-pervious



Pervious

### Where can I place pavers on my property?

Pavers can be used to resurface existing concrete driveways, and may be placed in locations where those structures are normally allowed. Otherwise, pavers are limited to the following areas, depending on the structure and type of paver block:

#### Covered or uncovered porches, decks, and patios (open on three sides)

At least 8 feet from the front and rear property lines, up to a maximum of  $\frac{1}{3}$  of the distance between property line and building line, whichever is farther away from the property line.

#### Paver patios (waterfront properties)

In waterfront yards, to the upland edge of seawall or Mean High Water Line (MHWL), whichever is closer to the building line. Paver patios must slope towards the interior of the property and away from the water or adjacent properties. All stormwater runoff must be maintained onsite.

#### Paver walkways not exceeding 4 feet in width

Pervious pavers may be placed up to the property line. Semi-pervious paver walkways may be placed no closer than 3 feet from the front, side, and rear property lines. In waterfront yards, pervious and semi-pervious pavers may also be placed up to the upland edge of the seawall or Mean High Water Line, whichever is closer to the building line. Semi-pervious walkways must slope towards the property and not the public right of way, Halifax River or adjacent properties. Impervious pavers must remain at least 10 feet from the side and rear property lines and from the MHWL or sea wall, and behind either the front plane of the residence or 50' from the right-of-way line, whichever is closer to the street. Pavers of any type are not allowed within 25.0' of any jurisdictional wetland boundary.

The full text of the Town's LUDC is available online at the Municode website: [www.municode.com](http://www.municode.com). For more information, please contact the Planning & Development Department at 386-236-2181.