



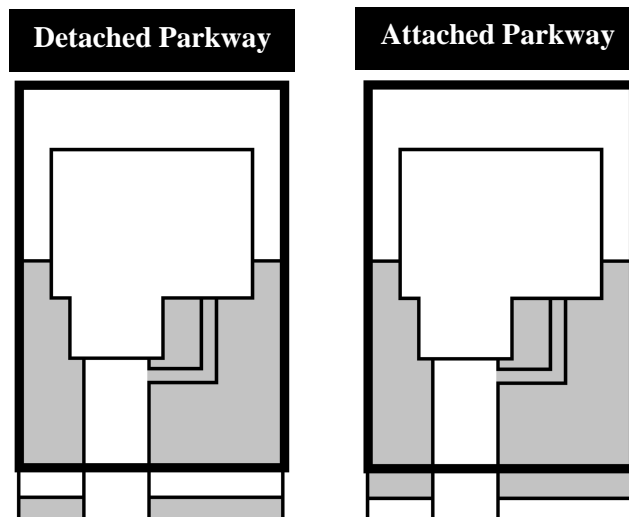
City of Santa Clarita
Community Development
Planning Division
23920 Valencia Boulevard, Suite 140
Santa Clarita, CA 91355

Requirements and Guidelines for Residential Front Yard Landscaping

The City of Santa Clarita has certain requirements related to landscaping in the front yards of single-family residential units. These requirements are in place to ensure safety, aesthetics, and consistency in our neighborhoods.

50% Coverage Requirement and Parkway Layouts

Two different key lot layouts are common in Santa Clarita. Some lots have a “detached parkway”, which is a publicly-owned section of landscaping on the far side of the sidewalk from the home, generally maintained by the homeowner or a Homeowner’s Association (HOA). Other lots have an “attached parkway”, which is when this section of landscaping is instead located on the close side of the sidewalk, abutting the front property line of the home.

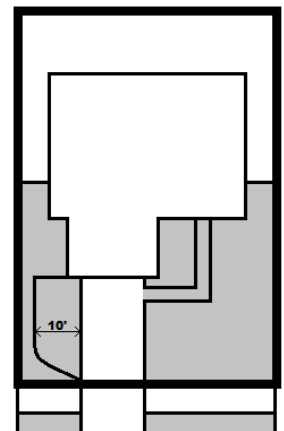


Regardless of your parkway configuration, residential front yards must be maintained by the owner of the property (or their HOA). The City requires that a minimum of 50% of the front yard area be maintained with living landscaping. This includes the parkway area and any walkways or paths onsite, but does not include the existing original driveway. In the examples above, a least 50% of the area shown in gray must be living landscaping.

What can I do with the other 50% of my front yard?

If at least 50% of your front yard area is composed of living landscaping, you could be permitted to install non-living material in the remaining portions of your front yard. These materials can include bark, colored rock, gravel, river rock, fountains, turf, or other features. These installations are all subject to approval from the Planning Division. For artificial turf installations, please see the additional requirements at the end of this handout.

In some cases, the Planning Division can permit a driveway extension in the non-living front yard area. Driveway extensions can be permitted to extend a maximum of ten feet past the width of the garage, into the portion of the front yard that is on the opposite side of the garage from the front door of the home. Extensions of the driveway apron are subject to approval from the Engineering Division. A typical example of a driveway extension is provided to the right.



City Trees and Oak Trees

Some trees are maintained or protected by the City of Santa Clarita.

Oak trees are tracked and protected under our Oak Tree Ordinance – this means that the removal, relocation, or encroachment upon any oak trees in the City is subject to review and entitlement. If you have questions about an oak tree on your property, contact the Urban Forestry Division at (661) 294-2567.

Certain “street trees” in residential front yards are maintained by the City instead of the homeowner. For questions about City-maintained trees, contact the Special Districts Division at (661) 290-2200.

Artificial or Synthetic Turf Requirements – UDC Section 17.51.030.C.3

Any use of artificial or synthetic turf is permitted as a Class I application. The use of artificial and synthetic turf may count towards required landscaping as long as it does not exceed fifty percent (50%) of the required landscaping. The installation and type of requirements shall meet the requirements as listed in this section, unless otherwise approved by the Director.

- a. Prior to approval of any artificial or synthetic turf, the applicant shall submit all required materials for review per the requirements on file with the City.
- b. The primary layer on native soil shall be nonwoven, highly permeable soil stabilizing fabric for the soil type and conditions of the installation. Fabrics must be porous and not impede infiltration of normal watershed to the appropriate drainage.
- c. Minimum three (3) to five (5) inches of appropriate compactable aggregate base with subsequent or additional imported base materials and fabric layers is required.
- d. Acceptable artificial turf surface fibers include: polyethylene (PE), polypropylene (PP), nylon with a minimum six (6) year (nylon (PA)) and eight (8) year (PE and PP) manufacturer warranty against ultra violet light degradation (fading and discoloration) and the style and color selection must complement other adjacent natural lawn and landscaped grass within the community; must meet or exceed American Society for Testing and Materials (ASTM) standards.
 - i. Acceptable backing materials include perforated, vertically draining, latex or polyurethane coated materials to provide optimum tuft bind and maximum permeability. Horizontally draining backings must not be infilled; infill materials are prone to migrate into drainage systems.
 - ii. Acceptable infill materials will include but are not limited to: recycled rubber crumb, acrylic coated silica, sand, recycled PET beadlets, thermo-plastic elastomer coated silica sand, semi-round silica sand, or other as approved by the Director. Sub-angular silica sand may not be used as infill materials.
 - iii. All materials submitted for approval must be accompanied by test documentation which declares that the artificial turf yarn and backing materials are disposable under normal conditions, at any U.S. landfill station (total content leach protocol (TCLP) test).
- e. Infill materials, type and amount, per square foot, installed as suggested by the turf manufacturer or based upon standard industry guidelines.
- f. Surfaces must appear seamless and edges must appear natural and well groomed.
- g. Total surface installation must be water permeable with minimum twenty-five (25) inch/hour permeability rating.
- h. All job materials used for surfaces must pass applicable fire-retardant ratings including pill burn test.
- i. Minimum pile height (individual turf blade height) is an average of one and one-half (1 1/2) inches; classic slit film, monofilament or a combination of blade styles; including textured and knit de knit materials used for thatch are allowed.
- j. Any approved artificial or synthetic turf installation is required to be maintained (including repair or replacement) to appear natural at all times. No fading, exposed seams or corners are permitted.

Still have questions?

Contact the Planning Division at (661) 255-4330 or by email at planning@santa-clarita.com.