Front Yard Artificial Turf Specifications SVMC 9-80.020.A.

Materials. Artificial turf must have a minimum eight-year no-fade warranty as issued by the manufacturer; be cut-pile infill and made from lead-free polypropylene, polyethylene or a blend of such fibers on a permeable backing; and, have a minimum blade length (pile height) of 1.25 inches, or as determined by the Deputy Director/City Planner as manufacturing processes are updated. Nylon-based or plastic grass blades are not permitted. The use of indoor/outdoor carpeting, and artificial shrubs, flowers, trees and vines instead of natural plantings is prohibited. Infill medium must consist of ground rubber, rubber coated sand or other approved mixtures, and must be brushed into the fibers of the artificial turf.

Installation. Artificial turf must be installed per all manufacturer's requirements and must include removal of all existing plant material and top three inches of soil in the installation area; placement of filter fabric or synthetic porous material over compacted and porous crushed rock or other comparable material below the turf surface to provide adequate drainage; and, the area must be sloped and graded to prevent excessive pooling, runoff, or flooding onto adjacent property. Artificial turf areas must be sufficiently drained to live planting areas to provide complete infiltration of runoff. Artificial turf must be separated from live planting areas by a barrier such as a mow strip or bender board to prevent mixing of natural plant materials and artificial turf. Artificial turf must be permanently anchored with nails and glue, and all seams must be nailed, or sewn, and glued, with the grain pointing in a single direction.

Maintenance. Artificial turf must be maintained in a green, fadeless condition; free of weeds, stains, debris, tears, holes, depressions, ruts, odors, and looseness at edges and seams. Damaged or worn areas in the artificial turf surface must be repaired or removed and replaced in a manner that results in consistent appearance with the existing artificial turf. The artificial turf surface must be replaced once it is unable to be maintained as required. Vehicle parking on artificial turf is prohibited.

More Information

Save your time and money before starting your front yard landscape project! The City of Simi Valley Planning Division will help you to understand the code and help determine the required minimum landscape area for your front yard.

Call 805-583-6769 from 7:30 AM to 5:30 PM Monday through Friday, excluding holidays.

CITY OF SIMI VALLEY

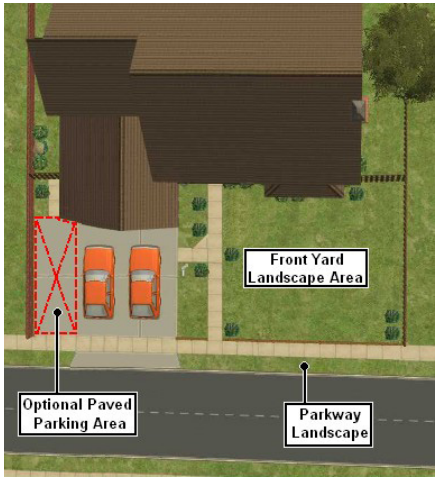
A Guide To Front-Yard Landscaping For Single-Family Lots

Simi Valley Code Requirements

CITY OF SIMI VALLEY

What Does The Code Say?

Since 2005, the City has required that at least 50% of the front yard be landscaped. This is called the required minimum landscape area. The front yard area includes driveways, walkways to the front door, landscaped space and the parkway strip between the public sidewalk and the street. It does not include the public sidewalk. The required minimum landscape area should incorporate some natural plantings, and can include artificial turf and decorative items such as rock riverbeds and boulders. A Zoning Clearance is required to use artificial turf in the front yard (SVMC 9-33.030.C).



How Is The Front Yard Area Measured?

The front yard is measured in square feet, and is the area between the house and the street, and between the side property lines. Typically the front yard has a driveway, a walkway to the front door, a landscape area, and a parkway strip between the public sidewalk and the street.

Front Yard Landscape Area Standards

The required minimum landscape area should contain natural plants, such as shrubs, trees, flowers, and groundcover. Up to 100% of this minimum landscape area may be covered by artificial turf. If artificial turf is used, consider using natural plants as well, to enhance the front yard appearance. Artificial plants, trees, or shrubs other than artificial turf are prohibited. Decorative features such as fountains, boulders, ponds, rock riverbeds, & pedestrian bridges may also cover up to half of the required minimum landscape area.

Landscaping in the parkway strip should include natural plants or a street tree; decorative pavers may also be used in the parkway. Under special conditions, artificial turf may be placed in the parkway; however, an Encroachment Permit from Public Works is required. Solid concrete paving is prohibited in the parkway landscape area (SVMC 9-33.030.C and D).

Front Yard Artificial Turf Standards

Artificial turf must meet minimum standards for materials, installation, and maintenance. These standards provide guidance to homeowners who wish to install artificial turf in their front yards, and ensure that artificial turf lawns are compatible with adjacent landscape areas. The Planning Division has samples of artificial turf that meet these standards at the front counter, and staff can explain the code requirements, which are specified on the back of this brochure (SVMC 9-80.020.A.).

Front Yard Landscape Areas Exceeding 50% Minimum

The City does not regulate planting or decorative materials in front yard landscape areas beyond the 50% minimum required area; however, a Zoning Clearance is required if paving or artificial turf will be installed in that area. (SVMC 9-33.030, 9-34.090.B).

Front Yard Paving Installed Before 2005

Any paving in the front yard that was placed before the 2005 ordinance is allowed to remain. If that paving were removed, the front yard would be required to meet the 50% minimum landscape area standard.

Front Yard Hedges

There are height limits for hedges in the front yard. Within 10 feet of the front property line, hedges along the front or side property lines must be 42″ or shorter. Between 10 and 20 feet of the front property line, hedges along the side property lines must be 72″ (6 feet) or less in height. There are no height limits on hedges beyond 20 feet of the front property line.