



RESIDENTIAL FRONT YARD LANDSCAPING

In the R1 zoning district, and for single-family uses in any residential district, a minimum amount of landscaping must be maintained in the front yard. Find the width of your lot in the table below to identify the minimum amount of landscaping required in your front yard. City approval may be required for landscape removal, replacement, and/or modification. See the next page for more information.

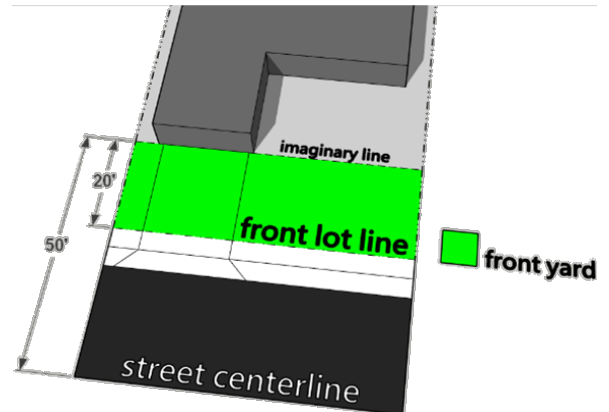
RESIDENTIAL FRONT YARD LANDSCAPING REQUIREMENT BASED UPON LOT WIDTH

	Lot Width					
	Less than 40 feet	Greater than or equal to 40 feet, and less than 45 feet	Greater than or equal to 45 feet, and less than 50 feet	Greater than or equal to 50 feet, and less than 55 feet	Greater than or equal to 55 feet, and less than 60 feet	Greater than or equal to 60 feet
Minimum Required Landscape Area in the Front Yard	25%	30%	35%	40%	45%	50%

Where is my front yard?

To determine the boundary lines of your front yard:

- 1) Locate your front lot line;
- 2) Draw an imaginary line 20 feet from your front lot line, and parallel to your front lot line;
- 3) Draw an imaginary line 50 feet from the street centerline, and parallel to your front lot line; and
- 4) Whichever line is closest to your front lot line determines the boundary line of the front yard (see illustration →).



RESIDENTIAL STREET SIDE YARD LANDSCAPING

For lots located on the corner of two intersecting streets in the R1 zoning district, and for single-family uses in any residential district, a minimum amount of landscaping must also be maintained in the side yard abutting the street as seen in the table below.

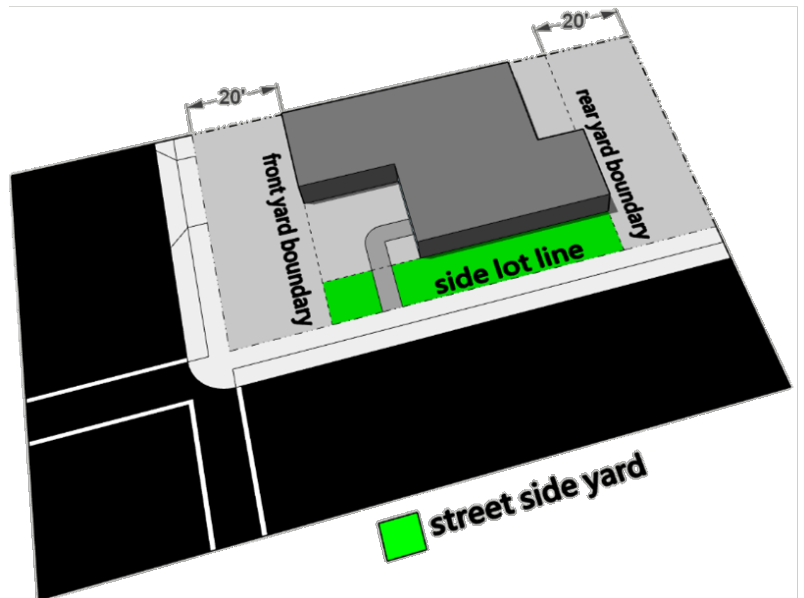
RESIDENTIAL STREET SIDE YARD LANDSCAPING REQUIREMENT FOR CORNER LOTS

Minimum Required Landscape Area in the Street Side Yard	50%
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Where is my street side yard?

To determine the boundary lines of your street side yard:

- 1) Locate the boundary of your front yard as described above;
- 2) Locate the boundary of your rear yard by drawing an imaginary line extending across the full width of the lot and measured between the rear line of the lot and the rear line of the main building; and
- 3) The street side yard is the area between the nearest point on the side lot line to the nearest wall of the structure, and extending from the front yard boundary to the rear yard boundary (see illustration ↑).



DO I NEED CITY APPROVAL?

Yes, if you are removing greater than 200 square feet of landscaping in the front and/or street side yard

If you are removing greater than 200 square feet of existing turf, plants, shrubs, and/or trees from the front and/or street side yard and modifying or replacing the existing landscaping, then:

1. A Zoning Clearance must be approved prior to modifying or replacing the existing landscaping, and you must submit the following to the Planning Division to begin the Zoning Clearance process.
 - a. Zoning Clearance application form and processing fees.
 - b. Existing site plan that identifies all existing landscaping and paved areas within the front yard and street side yard to remain and be removed, and proposed site plan that identifies all proposed landscaping and paved areas within the front and street side yard.
 - c. Planting plan that identifies all trees, shrubs, live groundcover, turf, other vegetation, and decorative pervious materials used as groundcover. Plants must be labeled by name, container size, spacing, and quantities of each group of plants indicated.
2. *The following provisions shall apply.*
 - a. Decorative pervious materials (e.g., crushed rock, pebbles, or wood chips) may be provided as groundcover, in lieu of turf and other live landscaping, provided that a ratio of at least one plant, shrub, or tree for each 25 square feet of area devoted to decorative pervious materials shall be provided within the same yard area that is required to be landscaped.
 - b. A minimum of 60% of all required plants or shrubs shall be at least 5 gallons in size and all trees shall be at least 15 gallons in size.
 - c. Decorative hardscape materials (i.e., rock, stone, brick, sculptural elements or similar impervious materials) may be included within the overall landscaped area, not to exceed 50% of the required landscaped area for any front or street side yard.
 - d. No portion of a landscaped area, including decorative pervious material areas and decorative hardscape areas, shall be used for parking.

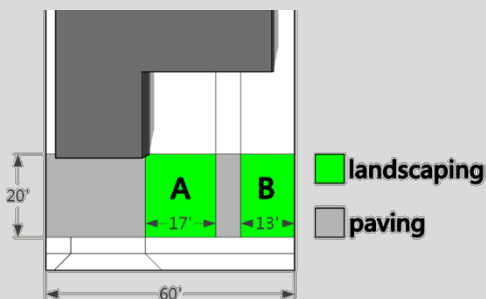
No, if you are removing less than or equal to 200 square feet of landscaping in the front and/or street side yard

If you are removing less than or equal to 200 square feet of existing turf, plants, shrubs, and/or trees from the front and/or street side yard and modifying or replacing the existing landscaping, then a Zoning Clearance is not required and the property owner(s) is responsible for ensuring compliance with the Zoning Code.

TIP

Use the following formula to calculate the percentage of landscaping in your front or street side yard.

$$\frac{\text{Total Landscaped Area in the Front or Street Side Yard}}{\text{Total Area of the Front or Street Side Yard}} \times 100 = \text{Total \% of Front or Street Side Yard Landscaped Area}$$



EXAMPLE

$$A = 17 \text{ feet} \times 20 \text{ feet} = 340 \text{ square feet}$$

$$B = 13 \text{ feet} \times 20 \text{ feet} = 260 \text{ square feet}$$

$$\frac{A + B}{60 \text{ feet} \times 20 \text{ feet}} \times 100 = \frac{340 \text{ square feet} + 260 \text{ square feet}}{1,200 \text{ square feet}} \times 100 = 50\%$$

FREQUENTLY ASKED QUESTIONS

- *Do I have to plant grass or turf in my front and/or street side yard?*

No, your front and street side yard may be planted with materials other than grass or turf. For California climate-friendly landscaped design examples visit <https://www.mwdoc.com/oc-friendly-landscapes/california-native/>.

- *What counts as landscaping?*

Landscape is the area developed and maintained with native or exotic plantings, lawn, ground cover, gardens, trees, shrubs and other plant materials, decorated hardscape surfaces of rock, stone, brick, block or similar material (excluding driveways, parking, loading or storage areas). Plants on porches or in boxes attached to buildings are not considered landscaping.

- *Is artificial turf allowed?*

Yes, subject to the standards in [Westminster Municipal Code Section 17.310.035 Artificial Turf](#).

- *Do I need a building permit to remove, replace, and/or modify existing landscaping and/or paving in my front and/or street side yard?*

No, a building permit from the Building Division is not required; however, you may be required to obtain Zoning Clearance from the Planning Division as discussed above.