



Architectural Review Committee Standard FRONT YARD LANDSCAPING AND ARTIFICIAL TURF

Adopted: October 20, 2015

Front yard landscaping and the installation of artificial turf shall follow the requirements and restrictions imposed by the City of Simi Valley, with the addition of a requirement for homeowner submission of a Resident Improvement Application (RIA) 30 days before beginning the project.

Following extracted from the Simi Valley Municipal Code:

"At least 50 percent of the front yard area of a single-family home must be landscaped (SVMC 9-33.030.C). This required minimum landscape area should contain natural plants, such as shrubs, trees, ground cover, and low water use plants, although 100 percent of this landscape area may be covered by artificial turf. If artificial turf is used, it is encouraged to be balanced in the landscape with natural plants..."

Front Yard Landscape

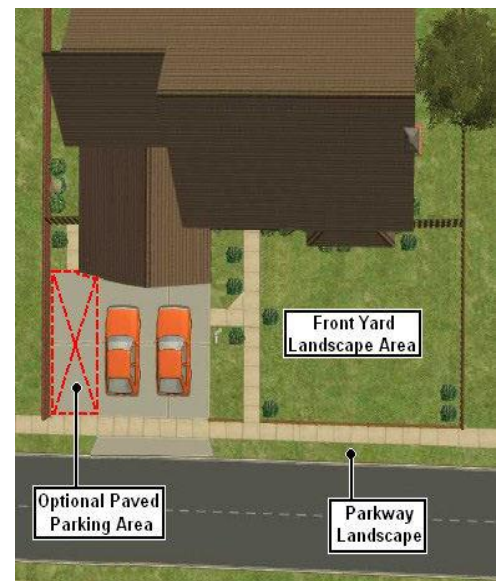
"Front Yard Landscape Area Standards:

The required minimum landscape area should contain natural plants, such as shrubs, trees, flowers, groundcover, and turf grass, although 75% of this landscape area may be covered by artificial turf. If artificial turf is used, the balance of the landscape area should use natural plants (artificial plants, trees, or shrubs other than artificial turf are prohibited).

Decorative features such as fountains, boulders, ponds, rock riverbeds, and pedestrian bridges may cover half of the required minimum landscape area, with natural plants covering the remaining area. The landscaping in the parkway strip must have natural plants; decorative pavers may also be used in the parkway. Artificial turf and solid concrete paving are prohibited in the parkway landscape area (SVMC 9-33.030, 9-34.090.B).

"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.





AUTUMN WOOD at Hunter's Field

Homeowners Association

Artificial Turf

"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.

"Front Yard Artificial Turf Specifications - Materials (SVMC 9-80.020.A)

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.

"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."

"The City of Simi Valley Planning Division offers this brochure, [Front Yard Landscaping](#) to assist Autumn Wood HOA homeowners with their project."

Neighbors' signatures are required on the Autumn Wood HOA [Resident Improvement Application](#).