



RESIDENTIAL PARKWAY LANDSCAPING GUIDELINES

MAY 2015

Purpose

This document is offered to help provide the community with guidelines relative to the installation of landscape improvements within parkway areas, adjacent to sidewalks and street areas.

Standard Parkway Design

No Fee Permit. The accepted standard parkway design shall include materials such as turf, drought tolerant plant materials, groundcover plants, decorative rocks, mulch, bark, decomposed granite, or other permeable materials that help to minimize storm water runoff into roadway areas. No permit fee shall be charged when these materials are used to landscape a parkway area. These materials must provide an obstruction-free pedestrian passage between the street and sidewalk and maintain an open line of sight between the street and abutting properties. Drought tolerant materials are encouraged in order to help minimize water usage.

Plant Materials

Plant materials installed within parkway areas must meet the following criteria:

1. They must be drought tolerant or drought resistant
2. They must not exceed 36" in height at full maturity
3. They should complement the existing aesthetic context and character of the neighborhood and surrounding properties
4. They must not be considered noxious or invasive species
5. They must not have exposed, rigid spines or thorns
6. They must not form a continuous hedge or screen at full maturity
7. If installed within 60" of a driveway or sidewalk, they must not exceed 24" in height at full maturity

A recommended species list is attached to these guidelines.

Alternative Materials

Non-vegetative materials installed within parkway areas must meet the following criteria:

1. They must be placed so that the finished surface is in plane with the abutting sidewalk and curb surfaces
2. Loosely placed materials (mulch, bark, decomposed granite, rocks) shall not be used in parkway areas with a slope greater than 6% in any direction (3/8" of fall per each foot horizontally)
3. Alternative materials that do not provide a uniform, reasonably walkable surface are discouraged and will typically not be permitted for installation in parkway areas. If permitted, these materials must be set within a cement concrete mix in a manner that will permanently affix the materials to the parkway area.

A recommended materials list is attached to these guidelines.

As part of the permitting review process, drawings, plans or other items that specify materials to be used, quantities and locations will be reviewed.

Convenience/Maintenance Strip

When plant materials are installed within the parkway area, a minimum 18" wide convenience strip shall be required adjacent and parallel to the back of curb along the entire length of the improved parkway to allow ingress and egress for occupants of vehicles parked along the curb. The convenience strip may consist of either low growing drought tolerant plant materials or recommended alternative materials. The finished grade of this area shall form a commonly accepted walking surface that is flush with the adjacent curb area.

Parkway Irrigation Systems

Where irrigation systems are used, the City encourages the use of sub-surface drip irrigation systems or low flow water systems to minimize water overspray or over watering. Pressurized lines or valves shall not be installed in parkway areas. If spray systems are used, all spray heads shall be the pop-up style with fully retractable sprinkler heads. Spray systems shall retract to be flush with the adjacent surface when not in use and shall not be located closer than 24" to any hard paved nearby surfaces.

Non-Standard Parkway Design

Permits are Required. For all other non-standard parkway designs, appropriate permits (i.e. encroachment permit) shall be required, by filing an application with the City. Permit costs are set in accordance to fee schedules established by the City Council, and may vary depending on the proposed design. Residents are encouraged to discuss proposed designs with City staff in order to find out more information regarding non-standard designs. Such non-standard designs may include decorative paving, storm water capture systems, or pressured irrigation systems. As part of the permitting review process, drawings, plans or other items that specify materials to be used, quantities and locations will be reviewed.

Storm Water Capture Systems

Storm water capture systems are encouraged when possible and appropriate. These systems help to clean and treat storm water biologically prior to its continuance into the storm drain systems. They also help storm water to infiltrate into the sub-grade and reduce storm water runoff.

Parkway Maintenance

All parkway landscape installation shall be maintained in good repair and on grade by the owner using the following criteria:

1. Plant materials shall be kept in a neat, trimmed manner adjacent to paved surfaces at all times and shall not obstruct upon sidewalks, driveways, walkways, or curb areas. Plant materials shall be replaced or replenished as required, and the planted parkways shall be kept free of weeds or other debris.
2. Alternative materials shall be maintained in good repair and on grade flush with the adjacent sidewalks, driveways, walkways, or curb areas to minimize slipping and tripping hazards. Materials like decomposed granite, mulch, bark or other materials shall be replenished as required to maintain a finished grade that is in plane with the adjacent curb or sidewalk.
3. Irrigation systems shall be maintained in good repair and be kept free of leaks or other anomalies that prevent the system from operating at peak efficiency.

Enforcement

When parkway areas are found to be out of compliance with these guidelines or other City codes or regulations, the City will employ a progressive enforcement process to ensure the improvements are either properly permitted or returned to a condition that complies with said codes or regulations. This process will begin with verbal and/or written notifications to the abutting property owner or occupant in an attempt to voluntarily achieve proper compliance. Further enforcement activities may include fines or corrective action. In cases where improvements are deemed a nuisance or safety hazard to the public, the City reserves the right to remove the offending improvements and restore the parkway areas using City forces. The abutting property owner shall be responsible for the reimbursement of all costs incurred by the City to properly restore parkway areas fronting his/her property.



**RESIDENTIAL PARKWAY LANDSCAPING
DESIGN SAMPLES/PHOTOS**

MAY 2015

Drought Tolerant Parkway – Photo Examples

The following photos are offered to provide inspiration and examples of various drought tolerant designs.



Above: Rocks, Mulch, Native Plants

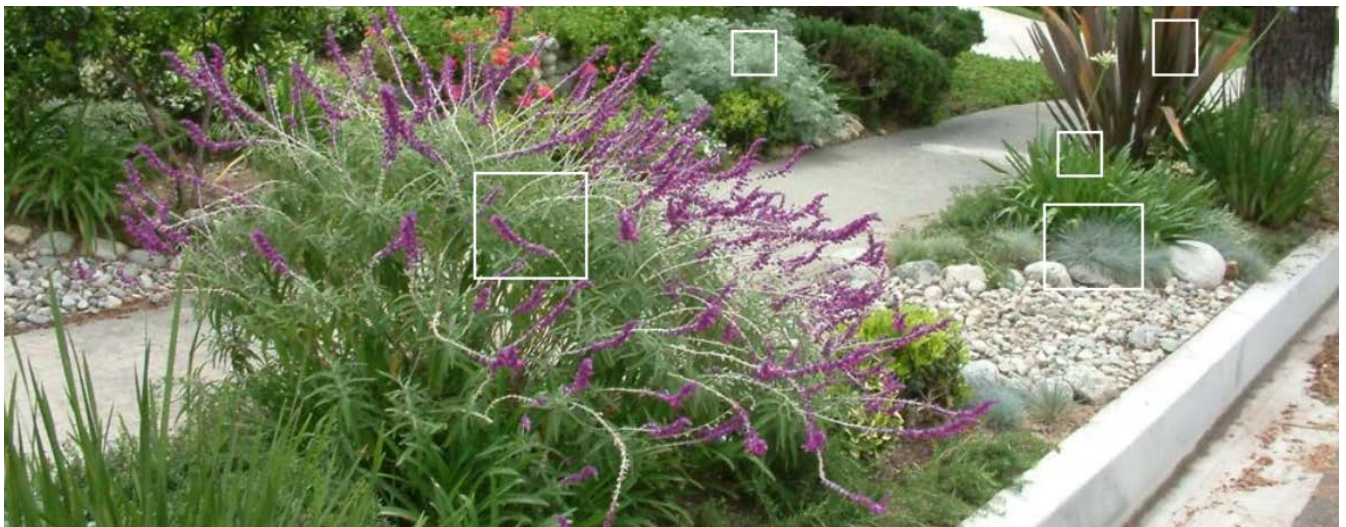
Above: Fescue/Pheasant Tail Grass



Above: Rocks, Stepping Stones



Above: Fescue, Succulents, Native Plants



Above: Rocks, Salvia, Fescue, Native Plants



Above: Mulch, Stepping Stones, Native Plants



Above: Mulch, Stepping Stones, Native Plants



Above: Blue Fescue



Above: Ground Cover, Native Plants



Above: Rockrose



Above: Stepping Stones, Ground Cover, Coral Bells

Drought Tolerant Parkway – Design Examples

The following design examples were compiled using drought tolerant parkway designs developed for other communities, including the cities of Los Angeles, Pasadena, the County of Los Angeles, and the Elsinore Valley Water District. These designs are provided to assist the community with designs that comply with water efficient landscape regulations and also incorporate drought tolerant materials. These designs provide a mix of plant materials, permeable materials (rocks, mulch, and bark) and will help to save water. These designs will help streamline the review and approval process for residents interested in beautifying their parkway landscaping design.

Example 1: Corner Lot Parkway Design and Plant Mix (Elsinore Valley Water District)

Example 2: Drought Tolerant Parkway Landscape Design/Plant Materials (Pasadena Water and Power)

Example 3: Drought Tolerant Parkway Landscape Design/Plant Materials (Pasadena Water and Power)

Example 4: Drought Tolerant Parkway Landscape Design/Plant Materials (Pasadena Water and Power)

Example 5: Drought Tolerant Parkway Landscape Design/Plant Materials (Pasadena Water and Power)

Example 6: Drought Tolerant Landscape Design/Resource Guide (County of Los Angeles)