

FRONT YARD LANDSCAPING

A Front Yard is defined as an area extending across the full width of the lot between the front lot line (usually back of sidewalk) and the required setback. ***Lathrop Municipal Code Chapter 17.92.0202 (5a) Landscape Area requires that at least thirty-five percent (35%) of the front yard and street-side yard shall be landscaped consisting of living plant materials including, but not limited to, trees, shrubs, groundcover, natural turf flowers, and vines.*** The area between the curb and the sidewalk (parkway strip) is not part of your front yard and therefore should not be included when measuring your required setback.

Guide to measuring your front yard landscaping:

- Measure the width of the property (E.g. 60 Ft)
- To find out the total area of the front yard, multiply the width by the front yard setback. (E.g. $60 \times 20 = 1,200$ SF). Please consult the Planning Department for the required front yard setback in your community.
- Multiply total area by 35% (E.g. $1,200 \times 35\% = 420$ SF) to get the 35% minimum front yard landscape requirement. Parkway strips (areas between the sidewalk and the street curb) should not be included when measuring.
- Any improvements performed on the parkway strip or sidewalk will need review by our Public Works Department. Please contact Public Works at (209) 941-7430 to find their requirements.

You can also contact the Planning Department at (209)941-7260 if you would like to discuss requirements specific to your property.



FRONT YARD ILLUSTRATION

**NOTE: For River Islands residents, please consult the River Islands CC&R Compliance Team