



# City of Cerritos

Civic Center • 18125 Bloomfield Avenue  
P.O. Box 3130 • Cerritos, California 90703-3130  
Phone: (562) 916-1201 • Fax (562) 916-1371

## APPROVAL GUIDELINES FOR RESIDENTIAL DRIVEWAYS AND LANDSCAPING

### **Cerritos Municipal Code Section 22.22.700(15) Parking, Off-Street:**

- (a) A minimum of two parking spaces shall be provided for each single-family dwelling within a completely enclosed garage. The interior dimensions of the garage shall be no less than twenty feet in width and twenty-two feet in depth, and shall remain free and clear of any permanent structures, including, but not limited to, walls, utility equipment and storage facilities, that preclude the parking of vehicles;
- (b) The major repair of any vehicle must be conducted within the confines of a garage area and be screened from public view;
- (c) There shall be a concrete driveway having a minimum length of twenty feet in front of the garage entrance within the property boundaries. The driveway shall be set back at least three feet from the closest side property line and the maximum width of the driveway shall not exceed twenty-five feet for a two-car garage or thirty-five feet for a three-car garage. The driveway apron or curb cut for a two-car garage may not be increased or widened to the equal width of a three-car garage apron unless the existing garage has been legally converted into a three-car garage. There shall be only one driveway and one curb cut or apron permitted per residential lot;
- (d) Windows visible from the street and installed on the exterior walls of garages shall be the fixed type and shall be provided with obscured glass. The style, design and color of the window frames shall match the other windows found on the subject residence, and shall be subject to the approval of the director of community development.

### **Cerritos Municipal Code Section 20.30.470, Landscaping (Definition):**

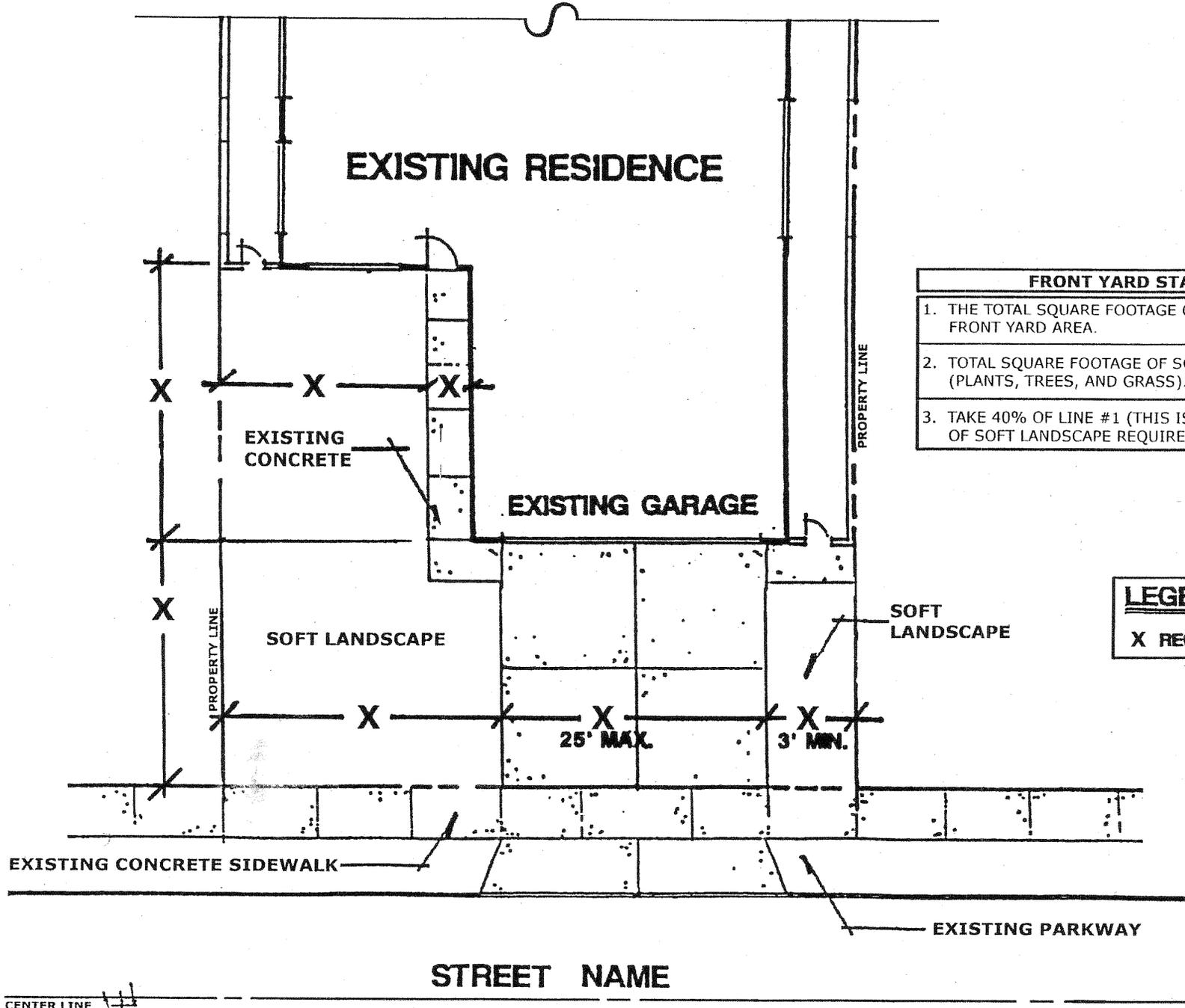
"Landscaping" means the installation and maintenance of some combination of organic plant material which include trees, shrubs, vines, ground covers, annuals, perennials and lawns; and in addition, the combination or design may include earth mounds, and other acceptable ornamental horticultural features. Structural features may include but are not limited to fountains, walkways, arbors, walls, fences and benches. Landscape design accessories such as decorative bark, volcanic rock, decomposed aggregate, pea gravel, or similar inorganic material can be used to accent the organic plant material but not as the predominant landscape feature. The use of materials such as silk plants, synthetic turf, plastic trees and shrubs is prohibited.

### **Cerritos Municipal Code Section 22.22.700(16), Landscaping:**

- (a) Definitions. As used in this subsection, the following definitions shall apply:
  - (i) A "hedge" is a grouping and/or massing of plant material, including but not limited to shrubs or bushes, which are maintained in a manner that obscures visibility.

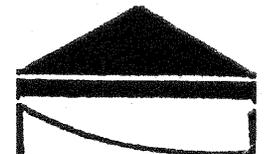
- (ii) A "landscape screen" is any form or combination of hedges, planters, rock features and other landscape amenities determined by the director of community development to obscure visibility.
- (b) Landscaping. Open areas visible from the street which are not approved driveways or parking areas shall be landscaped and maintained with a suitable ground cover in order to insure that the appearance of the property will not create a public nuisance or be a detriment to the value of surrounding properties. A minimum of forty percent of the front yard area shall be landscaped. Decorative fountains and ponds constructed in the front yard shall be subject to the approval of the director of community development.
- (c) Landscaping Setback, Minimum.
  - (i) For corner residential lots, the maximum height of hedges and landscape screens within ten feet of the property line at the sidewalk shall not exceed a height of thirty inches, as measured from the top of the adjacent street curb. The maximum height of thirty inches shall include any form or combination of hedges and landscape screens.
  - (ii) For other residential lots, there shall be a setback of ten feet from the front property line and ten feet from the edge of both sides of the driveway. The height of hedges and landscape screens located in the rectangular area that is intersected by both of these areas shall not exceed a height of thirty inches as measured from the top of the adjacent street curb. The maximum height of thirty inches shall include any form or combination of hedges and landscape screens.

# SAMPLE FRONT YARD PLAN



FRONT YARD STATISTICS	
1. THE TOTAL SQUARE FOOTAGE OF THE FRONT YARD AREA.	
2. TOTAL SQUARE FOOTAGE OF SOFT LANDSCAPE (PLANTS, TREES, AND GRASS).	
3. TAKE 40% OF LINE #1 (THIS IS THE AMOUNT OF SOFT LANDSCAPE REQUIRED).	

LEGEND
X REQUIRED DIMENSIONS



**SCALE:** \_\_\_\_\_