WATER WISE LANDSCAPING FOR LANDSCAPE STRIP

Replacing high water use turf grass with native and water wise landscaping choices is a great way for Broomfield residents to help conserve water.

In recent years, residents have more frequently considered removing turf from the area known as the “landscape strip” located between the street curb and the sidewalk. Watering turf in narrow areas can be difficult and can sometimes result in wasteful overspray onto the street or sidewalk.

If you are considering making a change to the landscape strip for your property, please consider the following:

**Irrigation Changes**
- Property owners will want to consider replacing pop-up sprinklers with drip irrigation for low water planting alternatives and trees
- A permit is not required for making changes to an existing irrigation system
- A permit is required for a new lawn irrigation sprinkler system

**Landscape Changes**
- A permit is not required for replacing plant materials
- Property owners must comply with any landscaping requirements of the zoning district (see “Zoning” section on the following page)

**Planting Maintenance**
- To ensure visibility for the street, please ensure all shrubs and decorative grasses are kept to a height of three and a half feet or less above the street level
- Branches of trees overhanging the street or sidewalk must be kept a minimum of eight feet above the level of the street
- All landscaped areas must be kept free of weeds. A ground cover such as wood or rock mulch is recommended
- To preserve the streetscape of the neighborhood and add to the shade canopy of the community, we recommend maintaining existing trees within the landscape strip.

**ZONING**

Property owners should verify their property zoning allows for a change to the landscaping between the curb and sidewalk. You can use the map available at this link or email the Planning Division at planning@broomfield.org to determine your zoning.
Non PUD Zoning:
If your property is zoned R-1, R-2, R-3, R-5, A-1, A-1(A), E-1, E-2, E-3, or other non-PUD (Planned Unit Development) residential district, then your property does not have a specific development plan and therefore you are welcome to plant either trees and grasses within the landscape strip or an alternative planting plan, such as a low water/xeriscape option.

PUD Zoning
PUD zoned properties have specific development plans approved for the neighborhood that can include landscaping requirements.

The following neighborhoods have specific planting requirements for xeriscaping in the landscape strip between the curb and sidewalk:

- Anthem Ranch
- Skyestone

The following neighborhoods currently require a tree and turf grass in the right-of-way. If a resident would like to suggest an amendment to the development plan for either just their own property or for the overall neighborhood, they should discuss the proposal with the HOA first and if supported, then submit a request to amend the site development plan using this application (linked):

- Aspen Creek
- Broadlands
- Broomfield Country Club
- Country Estates
- Highlands
- Palisade Park Filings No. 5 and 6
- Lambertson Farms
- North Park
- Redleaf
- Wildgrass

The following neighborhoods do not have specific requirements regarding the landscaping in the right-of-way and therefore, unless otherwise specified in privately controlled covenants, the landscaping may include trees, turf grass, and/or xeriscaping options.

- Frank Varra Estates
- Brandywine
- Lac Amora
- Miramonte Farms
- Northridge

If your neighborhood is not listed, then please contact the Planning Division to research applicable landscape requirements for your address prior to proceeding with changes to the landscape strip.

DISCLAIMER
This document is intended to provide a brief explanation of landscaping regulations in the City and County of Broomfield. Due to space limitations, only select portions of the Broomfield regulations have been included here. This brochure should not be relied upon as a final source of information. Always refer to the Broomfield Municipal Code or applicable PUD plan for comprehensive landscaping regulations.