

Monte Vista



City of Chino Residents

Chino Municipal Code Language on Landscape Appearance

The following excerpts are from the Chino Municipal Code governing the appearance of outdoor landscaping for residential properties. Please note that eligibility for the Water-Wise Residential Landscape Program *requires* that the participant “comply with any governmental code, law or policy relating to landscape design standards”. If you have any questions about this requirement, or about any of the following language of the Chino Municipal Code, please contact City of Chino Code Enforcement at (909) 591-9809.

This information was accessed online through the link provided on the City of Chino website (<http://www.cityofchino.org>). Monte Vista Water District gives no warranty to its accuracy.

Chino Municipal Code

Title 8: Health and Safety

Chapter 8.50: Maintenance of Real Property

8.50.030 Definitions.

...

- H. "Irrigation" includes the system or methods by which the landscaped areas are to be supplied with water in order to maintain healthy plant life. ...
- L. "Overgrown" means to be overspread with vegetative growth so as:
 1. To be grown excessively beyond the normal size of scale of the property. In this regard, "excessive" shall mean going beyond a normal, generally accepted limit dictated by reason as established by the character of a neighborhood.
 2. To have an excessive intrusion of grass or weeds in existing flower, shrub or decorative planting beds.
 3. To have grass or weeds higher than eight inches, as measured from the ground.
 4. To have an excessive intrusion of weeds into turf areas.
- M. "Plainly visible" means anything that is perceptible, discernible, clear, distinct, evident, open, or conspicuous from any public street or alley. ...

- O. "Public view" means that an object, item, or condition is visible from any of the following:
 - 1. A public street, sidewalk or alley; or
 - 2. The yard of any adjoining property, when the object, item, or condition can be seen without the aid of a ladder or other such apparatus. ...
- S. "Substantially dissimilar" means a distinguishing trait, feature, appearance, or quality that is different, unlike, not consistent with, or atypical of the overall design or appearance of the property, as compared with surrounding property.
- T. "Surrounding property" means those properties situated on the same street as the offending property or which have one or more of their property lines located within six hundred lineal feet of a property line of the offending property. ...

8.50.040 Nuisances.

It is declared a nuisance for any person owning, leasing, occupying or having charge of any commercial, industrial, or residential lot or premises in the city to maintain such a lot in any one of the following conditions:

- A. Property Maintenance—Nuisances.
 - 1. Overgrown vegetation, including trees, wood, shrubbery, groundcover, lawns, or decorative plantings that harbor rats, rodents, or vermin, or are likely to harbor rats, rodents, or vermin, or are substantially dissimilar to the condition of landscape on surrounding properties.
 - 2. Dead, decayed or diseased trees, shrubs, turf or other vegetation.
 - 3. Any yard that is in public view, in which the lack of landscaping, irrigation or maintenance results in the exposure of an area greater than six square feet of bare dirt or is substantially dissimilar to the condition of landscape on surrounding properties. This requirement does not apply to that portion of a lot which is under cultivation of a crop or orchard, or which is landscaped with shrubs or ornamental plant material.
 - 4. The covering of the required landscape area in any yard in public view, with unnatural or synthetic materials whose general use is not intended for use as outdoor landscape material, such as but not limited to carpet, plastic sheeting, or paper products. ...
 - 10. The coverage of more than sixty percent of the front yard of residential properties by pavement or other hardscape (impervious) material (such as but not limited to asphalt, concrete pavers, brick, etc.) which may be used for the temporary parking of vehicles. When practical difficulties exist that require greater front yard coverage than allowed by this section, permission to increase the percent of front yard coverage must first be obtained from the director of community development. The director of community development may, upon sufficient showing of need by the applicant, increase the front yard coverage to a maximum of eighty percent. In considering such an increase, the director shall be guided by a review of the size and configuration of the proposed coverage as compared to other similar developments in the same zone and vicinity, on the impacts of such coverage on the safety and enjoyment of uses on adjacent property, and on mitigating measures (i.e. retention or planting of landscaping) to offset any negative impact caused by the paving of large, unbroken areas visible from a street or adjacent property.
- C. Supplemental Elements--Nuisances. ...
 - 4. Excessive individual ornamentation or architectural elements not in keeping with the overall character of a neighborhood.