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Parkway Landscaping Guidelines Bureau of Street Services (StreetsLA)

Overview

This document is intended to provide constituents with guidelines regarding the installation of landscape improvements within the public right-of-way (R/W). The public R/W generally consists of street easements that contain City streets, lanes, alleys, parkways, and sidewalks.

For the purposes of this document, the term “parkway” is defined as the area of the street between the back of the curb and the sidewalk that is typically planted or landscaped. Parkway provide a buffer between pedestrians on the sidewalk and cars in the street. All parkway landscaping is the responsibility of the adjacent property owners. Similarly, for the purposes of this document, the term “landscape improvements” includes groundcover planting, shrubs, trees and tree wells, automatic irrigation, and other non-vegetative landscape materials.

I. Permit Requirements for Landscape Improvements in the Public R/W

The installation or modification of landscaping in the public R/W may require a construction permit (A- or B-permit) and a revocable permit (R-permit). Permitting requirements and exemptions are in accordance with Sec. 62.169 of the Los Angeles Municipal Code and are described herein. See

https://codelibrary.amlegal.com/codes/los_angeles/latest/lamc/0-0-0-158842.



A tree permit is required to plant a tree in any street in the City. This requirement can be incorporated into the scope of a broader permit (A-, B-, or R-permit) thereby waiving the need for a separate tree permit.

The installation of any non-vegetative material, including but not limited to pavement, decomposed granite, raised planter beds, planter pots, stormwater capture systems, bollards, pipe railing, street furniture, within parkways will also require the necessary permit(s).

A. Residential Properties

Residential parkways can be exempt from the aforementioned permit requirements. In accordance with Sec. 62.169 (b) of the Los Angeles Municipal Code, “No permit is required by the owner of property fronting the parkway portion of the street in an area zoned for residential use in order for the owner to remove existing shrubs and plants...and replace the shrubs and plants with landscaping, including edible plant materials....” provided the owner meets all of the following conditions:

1. Zoning

- a) Residentially zoned development shall have at least 1 and up to 10 residential dwelling units.**

Refer to the Department of City Planning’s ZIMAS web page at <http://zimas.lacity.org/>. To determine a property’s zoning designation, a planning code reference guide is accessible at https://planning.lacity.org/odocument/eadc225-a16b-4ce6-bc94-c915408c2b04/Zoning_Code_Summary.pdf.

2. Landscape

- a) Plant materials comply with the requirements from Sec. IV. Parkway Landscape Improvements below.**

Trees and other non-vegetative materials are not included in this permit exemption.

- b) Parkway irrigation complies with Sec. IV. G. Parkway Irrigation Systems below.**

B. Non-Residential Properties

Pursuant to Sec. 62.169 (a) of the Los Angeles Municipal Code, “No person shall plant, remove, destroy, cut, prune, or deface or in any manner injure any tree, shrub, or plant in any street in the City, without first obtaining a permit to do so from the Board” [of Public Works] (See code at https://codelibrary.amlegal.com/codes/los_angeles/latest/lamc/0-0-0-158842). This applies to all non-residential zones. A construction permit and revocable permit as described above will be required for any shrubs and/or groundcover installations in the public R/W. Both components of the permit can be applied for through the City of Los Angeles Bureau of Engineering online portals (<https://buildla.lacity.org/bureau-engineering-services.html>) or permit counters, see Sec. II. B.



II. Landscape Improvement Permits

Landscape improvements that include shrubs and/or groundcover will require a permit (unless in compliance with Sec. I. A.). For tree planting in an existing parkway or open tree well (excluding the installation of automatic irrigation equipment) that is not included in a broader permit (see Sec. I. above), apply for a Tree Permit by creating a service request through myla311.lacity.org.

A. Residential Properties

Residential parkway improvements do not require permits if they conform to the requirements in Sec. I. A. above.

B. Non-Residential Properties

Landscape improvements may be installed within the parkway as long as the occupant or owner of the lot fronting the parkway obtains the required permit(s) issued by the Department of Public Works.

Permits for parkway landscape improvements may be obtained by visiting the Department of Public Works, Bureau of Engineering. Permits for parkway landscape improvements may be obtained by visiting the Department of Public Works, Bureau of Engineering Customer Service Portal (<https://engineering.lacity.gov/permits>). To get started, you may use one of the options below:

1. The **Virtual Counter** (<https://appointments.lacity.org/apptsys/Public/Account>) for same day services
2. The **Customer Service Request** (<https://engpermits.lacity.org/public/control.cfm?action=services>) to inquire about the construction permits
3. An **Appointment** (<https://appointments.lacity.org/apptsys/Public/Account>)

As a part of the permit process, the following will be required in the plan submittal:

1. Ground level planting and irrigation plans, associated notes, and detail sheets describing how and where each type of parkway landscape material (planting, irrigation, ground cover, etc.) will be applied.
2. Include associated street plans showing curb, gutter, driveway, curb ramp, or sidewalk improvements where applicable.

Department of Public Works permit counter staff will preview all parkway landscape improvement proposals and determine the appropriate approval(s), permit(s) and fee(s) that might be required. For a full understanding regarding permit types and processes,



see <https://engpermitmanual.lacity.org>. A brief summary of the permits used to cover parkway landscape improvements include the following:

1. A-Permit

An A-Permit is a construction permit. It is required and used when the proposed R/W improvements are smaller in overall scope, straightforward, and do not require extensive plan reviews or field inspections during construction. A-Permit fees vary – refer to the BOE Development Services Procedures Manual more information regarding fees at <https://engpermitmanual.lacity.org/construction-permits/permit-overview/4-standard-associated-fees-permits>

2. B-Permit

A B-Permit is a construction permit. It may be required for R/W improvements depending on the complexity, type, and size of the proposed construction, modification, or installation. Projects that are required to obtain B-Permits typically involve: multiple design disciplines; submittal of professionally prepared plans; extensive plan reviews; multiple inspections during construction; and a final inspection for acceptance. B-Permit fees are based upon actual plan review and inspection costs. Costs vary and are substantially higher than A-Permits.

3. Revocable (R-) Permit

In addition to a construction permit, an R-Permit is required when the City determines proposed R/W improvements will need to be maintained in perpetuity by the adjacent property owner/applicant. For a sample list of improvements included in a Revocable Permit, see <https://engpermitmanual.lacity.org/revocable-r-permits/permit-overview/1-r-permit-purpose-definition>.

Parkway landscape improvements, including but not limited to, planting, automatic irrigation, decorative paving, non-vegetative groundcover, or active stormwater capture systems, will require a Revocable Permit (R-Permit) in addition to either an A- or B- construction permit.

Fees may vary depending on the complexity of the design and size of the proposed installation. For more information regarding R-Permit fees, refer to the BOE Development Services Procedures Manual at <https://engpermitmanual.lacity.org/revocable-r-permits/permit-overview/4-standard-fees-revocable-r-permits>.

III. Turf and Turf-Substitute Species

For both residential and non-residential properties, turf is prohibited in parkways unless species is specified from the Drought-Tolerant Turf and Turf-Substitute Species list provided in Sec. VII. below. The list of parkway plant materials is not finite and subject to future revisions



as appropriate. Drought-tolerant turf-substitute groundcovers and/or drought-tolerant turf provide or are characterized by:

1. open and free passage between the street and sidewalk for pedestrians;
2. a commonly accepted, uniform walking surface;
3. the ability to tolerate foot traffic;
4. an open line of sight between the street and adjacent property.

IV. Parkway Landscape Improvements

This section describes the City's required criteria for landscape improvements in the public R/W.

A. Residential Properties

Revocable permits are not required for residential parkway areas. Planting materials are exempt from R-Permits, provided they are drought-tolerant turf or turf substitute as specified in Sec. III. and/or meet the criteria listed in Sec. IV. C. Revocable permits are also not required for residential parkway areas with edible plants where the owner meets the maintenance requirements in Sec. V. B. below.

B. Non-Residential Properties

Revocable permits are required for non-residential parkway areas with shrubs and/or groundcover.

C. Criteria for Trees and Plant Materials in Public R/W

Regardless of whether or not a permit is required, all plant material installed within parkway areas must meet the criteria below. The term "plant material" applies to all shrubs, groundcover, etc. – excluding trees.

1. Plant materials must be drought-tolerant or drought-resistant. Edible plant materials may be exempted from this requirement. Plant species/cultivars native to the Southern California region are encouraged.
2. Plant materials must not be poisonous, noxious, or invasive. Plant materials must not have exposed, rigid spines or thorns.
3. Plant materials at full maturity must be lower than 36" in height from the top of the curb or roadway.
4. Plant materials must not form a continuous hedge or screen at full maturity.
5. Trellises or other plant-support structures must not exceed 36" in height, and they shall not be constructed in a manner that forms a continuous solid screen, hedge, or otherwise restrict visibility.
6. No hanging ropes, cords, strings, guy-wires or protruding nursery stakes or sticks are allowed within parkways. Large stakes for trees installed in accordance with Standard Plan S-663 (latest approved edition) are exempt from this prohibition. See <https://eng2.lacity.org/techdocs/stdplans/s-600/S-663-1.pdf>.



7. Street trees installed in the public R/W in proximity to other street elements shall be located according to the following guidelines,
https://engpermits.lacity.org/bpermits/bdocs/bss_docs/BSS_TREE_SPACING_GUIDELINES.pdf
8. Plant materials installed within the 45' visibility triangle at street intersections must not exceed 24" in height at full maturity (see Los Angeles Municipal Code-Chapter 6, Article 2, Sec. 62.200 at https://codelibrary.amlegal.com/codes/los_angeles/latest/lamc/0-0-0-158888).
9. Plant materials installed within five feet (5') of a driveways or mid-block curb ramp must not exceed 24" in height at full maturity (for visibility purposes).
10. Plant materials must not be installed within 12" of utility vaults, meter boxes, fire hydrants, utility/street light/traffic signal/sign poles and may not obscure the visibility of or impede access to such infrastructure.
11. Plant materials must not be installed within 24" of street trees (measured from the base of the tree trunk in all directions).
12. When used in combination with mulch or other non-vegetative groundcover, plant materials must cover at least 80% of the parkway area after the plants have reached full maturity.

D. Non-Vegetative Groundcover or Paving Materials

Non-vegetative groundcovers or paving materials may be installed in the parkway with the issuance of an A- or B-Permit. A Revocable Permit (R-Permit) may be required in addition to either an A- or B-Permit. Non-vegetative groundcover or paving materials include items, such as bark chips, mulch, gravel, decorative rock or stone, decomposed granite, synthetic (artificial) turf, pavers, or cement concrete (both standard, colored, or stamped concrete). The sole R-Permit exemption for non-vegetative groundcovers is for projects where the only landscape improvements proposed are standard tree wells with mulch or decomposed granite (per Standard Plan S-450 at <https://eng2.lacity.org/techdocs/stdplans/s-400/S-450-4.pdf>). Non-vegetative groundcover or paving materials installed within parkway areas must meet the following criteria:

1. Nonstandard paving materials must comply with all of the requirements and criteria as shown in the Department of Public Works, (per Standard Plan S-601 at <https://eng2.lacity.org/techdocs/stdplans/s-600/S-601-3.pdf>) and Brown Book, as applicable. Where a conflict exists, the more stringent shall apply.
2. Both standard and nonstandard paving materials must be placed so that the finished surface is level with adjoining sidewalk and curb surfaces.
3. Non-vegetative groundcovers such as gravel, crushed rock, decorative rock or stone, bark, mulch, or decomposed granite that are typically loosely placed shall not be used in parkway areas unless they are a landscape component/mulching of plant materials in the proportions identified above (see Sec. IV. C. 12.) or part of a stormwater treatment/capture system. They are not permitted in parkway



areas with a slope greater than 5% in any direction (~5/8" of fall per each foot horizontally).

4. Installations of synthetic turf must adhere to the guidelines set forth in BOE Special Order 07-0515, <https://eng2.lacity.org/docs/sporders/2015/SO07-0515.pdf>. Pre-approved Synthetic (artificial) Turf Products for City-wide residential use do not require a revocable permit except for commercial which requires R-Permit. Products are listed on the City of Los Angeles, Bureau of Engineering "Approved Products Tracking System" at <http://boe.lacity.org/apm/>. Although synthetic turf is an approved material for the public R/W, Bureau of Street Services (StreetsLA) does not recommend synthetic turf for installation in parkways.

E. Convenience Strip

A convenience strip is a minimum 18" wide (excluding curb dimension) walkable surface measured from the back of curb, along the entire length of a planted parkway, shall be provided to allow passengers for ingress and egress from vehicles. Convenience strips are not required for landscaped parkways adjacent to a "no parking" zone.

1. Residential Properties

The convenience strip may consist of a uniform planting of drought-tolerant turf substitute or drought-tolerant turf species selected from Sec. VII., a secured in-place or stabilized non-vegetated groundcover, or paving materials. Installation of a longitudinal header is required to physically separate a vegetated convenience strip from the adjoining landscaping. The finish grade/surface of the convenience strip must be installed flush with the top of the adjacent curb. See Sec. IV. D. Non-Vegetative Groundcover or Paving Materials for permit requirements. Convenience strips are not required for residential parkways uniformly landscaped with a drought-tolerant turf substitute groundcover or drought-tolerant turf (grass) that provides a reasonably walkable surface selected from Sec. VII. Drought-Tolerant Turf and Turf-Substitute Species.

2. Non-Residential Properties

Convenience strips must be paved to form a commonly accepted walking surface with a finish surface that is flush with the top of the adjacent curb. See Sec. IV. D. Non-Vegetative Groundcover or Paving Materials, for permit requirements.

F. House Walk

A house walk is the lateral paved walkway with a minimum width of 48" across an improved parkway from the street to the sidewalk, and must be level with both the adjoining top of curb and sidewalk. A house walk is required every twenty-five feet (25') in between continuously landscaped parkways where street parking is allowed.

For both residential and non-residential properties, house walks across landscaped parkways require the issuance of a construction permit (A- or B-permit). House walks



constructed of decorative or enhanced paving additionally require the issuance of a Revocable Permit.

G. Parkway Irrigation Systems

Automatic irrigation is required for parkway landscaping that include shrubs and groundcover. Automatic irrigation in parkways consists of pressurized mainlines, non-pressurized lateral lines, associated valves/boxes, and water distribution systems (i.e. spray head, dripline, bubbler, etc.).

Where new irrigation systems are installed or existing irrigation systems are refurbished, the City highly encourages the use of sub-surface/drip irrigation or other low-flow water distribution systems. When and where spray head systems are used within the parkway, all spray heads shall be of the pop-up type, fully retractable, flush with the adjacent surface when not in use, and placed no closer than 24" to any hard-paved, adjacent surface.

Revocable permits are required for all irrigation systems if continuously pressurized mainlines, irrigation boxes, and/or valves are located in the public R/W -- this applies to both residential and non-residential properties.

1. Residential Properties

Revocable permits are not required for residential parkway areas, provided there are no continuously pressurized mainlines or associated valves installed in the public R/W.

2. Non-Residential Properties

Revocable permits are required for non-residential parkway areas, even if there are no pressurized mainlines or associated valves installed in the public R/W.

H. Parkway Stormwater Treatment/Capture Systems

Parkway areas can be designed and installed to treat and/or capture stormwater run-off from the sidewalk and adjoining roadways where appropriate. Treatment systems utilize biological/vegetative elements installed in the parkway to clean the water prior to its continuance into the storm drain system. Capture systems retain stormwater so it may infiltrate into the subgrade, thereby reducing or minimizing stormwater run-off.

All landscape and irrigation shall comply with relevant requirements as set forth in this document. Such systems or a combination thereof will require permits issued by the Department of Public Works, and each installation will be reviewed and approved on a case-by-case basis. There are no permit exemptions or different requirements for residential and non-residential properties. See Standard Plan S-480 series for additional requirements and options at <https://eng2.lacity.org/techdocs/stdplans/s-400/s-480-0.pdf>.



V. Maintenance of Parkway Installations

All parkway installations must be maintained in good repair and on grade by the adjacent owner and shall be subject to Chapter VI, Article 2, Sec. 62.104 and Chapter V, Article 6, Sec. 56.08 of the Los Angeles Municipal Code at

https://codelibrary.amlegal.com/codes/los_angeles/latest/lamc/0-0-0-158010 and

https://codelibrary.amlegal.com/codes/los_angeles/latest/lamc/0-0-0-138325, respectively.

A. Parkway Materials

Plants in parkways must be kept in a neat, trimmed manner away from adjacent paved surfaces at all times and shall not obstruct or infringe upon sidewalk areas, driveways, walkways, or curb areas. Parkway plant materials must be replaced or replenished as required; planted parkways shall be kept free of unwanted weeds and debris.

Parkway groundcover materials and nonstandard pavers must be flush with the adjacent sidewalk and/or curb to minimize slipping and tripping hazards. Materials such as mulch or decomposed granite shall be maintained so that materials are kept off of the adjoining sidewalks, walkways, house walks, driveways, convenience strips, curbs or the roadway. Mulch, decomposed granite, or other permitted groundcover materials shall be replenished as required to maintain a finished grade that is in plane with the adjoining top of curb or sidewalk.

B. Edible Plant Materials

The following criteria are required when edible plant materials are installed in the public R/W:

1. Shall be trimmed back to be kept clear of adjoining sidewalks, walkways, house walks, driveways, convenience strips, curbs or the roadway.
2. Shall not cause the sidewalk, walkways, housewalks, driveways, convenience strips, curbs or the roadway to be closed during planting or harvesting operations.
3. Shall be promptly harvested and removed from the parkway when mature or ripe.
4. Fallen fruit or produce shall be promptly removed from all adjoining paved surfaces or walkways, and all residual matter shall be cleaned from adjoining paved surfaces to avoid slip and fall or trip and fall accidents and prevent the adjoining pavement from becoming irreparably stained.
5. Stems, greens, or other parts of seasonal or annual edible plants not harvested for consumption shall be promptly removed and replaced, or tilled into the parkway top-soil.
6. Parkway areas that are temporarily fallowed between crops or growing seasons must be leveled so that the top-soil is in plane with the adjoining top of curb and sidewalk, covered with mulch or similar material to minimize soil erosion, or otherwise maintained in a neat and clean condition until the area is to be



replanted. Weeds, undesirable vegetation, or other debris shall be promptly removed from fallowed parkway areas.

7. Proper preventative measures must be taken to prevent vector (pest) infestations that might occur as a result of installing edible plant materials. When noticed, vectors shall be promptly removed from the parkway and/or exterminated.
8. Parkway areas no longer planted with edible plant materials for a period exceeding 6 months shall be restored and replanted with any of the species listed in Sec. VII. Drought-Tolerant Turf-Substitute and Turf Species or any other plant species that meets the requirements in Sec. IV Parkway Landscape Improvements.

C. Synthetic (Artificial) Turf

Synthetic turf must be maintained, cleaned, re-brushed, and replenished with new approved infill per the manufacturer’s recommendations. Any damaged, loose, or raised synthetic turf, anchoring pin, and/or landscaping nail shall be promptly repaired. Synthetic turf shall be regularly inspected, disinfected, and remain free of litter, animal droppings or urine, foul odors, bacterial stain, weeds, debris, and standing water.

D. Parkway Irrigation Systems

Irrigation systems in parkways, including spray heads, drip lines, risers, and lateral lines, shall be maintained in good repair and kept free of leaks or other anomalies that prevent the system from operating at peak efficiency.

E. Parkway Stormwater Capture Systems

Stormwater capture systems in parkways shall be maintained to ensure the systems work properly and effectively. This includes the removal of debris and sediment that might collect within the system, as well as the periodic replacement or refurbishment of soils, filter media, moisture barriers, pipes, plant materials and other elements that collectively make-up the stormwater capture system.

VI. Enforcement

When parkway areas are found to be out of compliance with the various codes and ordinances, and/or the parkway improvements are not properly permitted, 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 and ordinances. The enforcement process initially begins with verbal and/or written notifications to the adjacent property owner or occupant in an attempt to voluntarily achieve proper compliance. Further enforcement activities may include citations, fines, and public hearings before the Board of Public Works; enforcement actions may also include mechanical liens against the title of the property. In cases where the parkway 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 area using City forces. The adjacent property owner is responsible for the reimbursement of all costs incurred by the City to properly restore parkway areas fronting the owner’s property.



VII. Drought-Tolerant Turf and Turf-Substitute Species

The tables below display plant species that the City will approve as turf or turf-substitute in the public R/W.

A. Drought-Tolerant Turf-Substitute Species

Scientific Name	Common Name	Water Needs	Height x Spread	Notes
<i>Achillea millefolium</i>	Common Yarrow	Mod-low	Flowers to 3', leaves to 3"	Mow every 2-6 weeks to maintain uniform height similar to lawn. There are many cultivars
<i>Achillea tomentosa</i>	Woolly Yarrow	Mod-low	2" x 1 ½"	Gray-green woolly leaves, yellow flat topped flower heads 6" -10" tall. Must be mowed to remove flower stalks and maintain uniform height similar to lawn
<i>Chamaemelum nobile</i>	Roman Chamomile	Moderate	3" – 12" x 12"+	Mow or shear to maintain uniform height similar to lawn. Plant 1' apart for good coverage
<i>Duchesnea indica</i>	Indian Mock Strawberry	Moderate	3" – 4" x 12"	Can take more sun near the coast; must have partial shade in warm inland valleys. Needs regular moisture and well drained soils. Tasteless fruit. Plant 1' apart. Mow in early spring to maintain uniform height
<i>Dymondia margaretae</i>	Dymondia	Moderate; drought tolerant once established	1"-3" x 12"-24"	Spreading perennial. Green leaves edged in silver, yellow flowers in summer, slow growing. Needs well drained soils, does better near coast; okay for inland areas
<i>Fragaria chiloensis</i>	Beach Strawberry	Moderate	3"-8" x 12"-18"	Produces small edible fruit. Mow or cut back in late winter just before new growth to maintain uniform height. Best near coast; not recommended for inland/valley areas



Scientific Name	Common Name	Water Needs	Height x Spread	Notes
<i>Herniaria glabra</i>	Green Carpet, Rupture Wort	Moderate	1"-3" x 12"+	Spreads by rooting stems. Plant 12" apart for good coverage. Needs well drained soil. Takes light foot traffic
<i>Lotus corniculatus</i> 'Plenus'	Bird's Foot Trefoil	Moderate	4" x 12"	Carpet of dark green leaflets. Yellow flowers in summer and fall. May be mowed. Good in clay soil.
<i>Phyla nodiflora</i> (<i>Lippia repens</i> or <i>Lippia nodiflora</i>)	Lippia	Mod-low	2" x 12"-24"	Ground hugging perennial. Small pink flowers from spring to fall attract bees. Mow periodically to maintain uniform height and to remove flowers if bees are an issue.
<i>Thymus praecox</i> <i>articus</i> (<i>T. polytrichus</i> <i>britannicus</i>)	Creeping Thyme	Moderate	2"-4' x 18"-24"	Spreading perennial herb. Pink flowers and scented leaves. Flowers attractive to bees
<i>Thymus praecox</i> 'Elfin'	Elfin Creeping Thyme	Moderate	2" x 6"	Non-blooming flowers. Good for areas where bees are an issue.
<i>Thymus praecox</i> 'Minus'	Minus Creeping Thyme	Moderate	½" x 12"	Very fine textured leaves forms a dense carpet
<i>Thymus pseudolanuginosus</i> (<i>T. serpyllum</i>)	Woolly Thyme	Moderate	2"-3" x 36"	Spreading perennial herb. Woolly gray leaves with pink flowers. 'Hall's Woolly' is a better bloomer



B. Drought-Tolerant Turf Species

Scientific Name	Common Name	Water Needs	Height x Spread	Notes
<i>Bouteloua gracilis</i> 'Hachita'	Hachita Blue Grama	Low-very low	12" x 12"	More vigorous than other <i>Bouteloua</i> species. Good in sandy or clay soil. Sold as plugs. Mow once a month to maintain uniform, consistent height.
<i>Buchloe dactyloides</i> 'UC Verde'	UC Verde Buffalo Grass	Low-very low	3" mowed height	Warm season grass. Best along the coast or LA Basin where it stays green all year; goes dormant inland for as long as October to March. Sold as plugs. Not good in sandy soil. Mow every 2 to 3 weeks to maintain uniform, consistent height
<i>Carex pansa</i>	California Meadow Sedge	Moderate	3"-4" mowed height	Cool season sedge; can go dormant in summer without regular water. Sold as plugs. Mow to maintain uniform, consistent height
<i>Carex praegracilis</i>	Dune Sedge	Moderate	3"-4" mowed height	Cool season sedge; can go dormant in summer without regular water. Sold as plugs. Mow to maintain uniform, consistent height
<i>Cynodon dactylon</i> 'GN-1'	'GN-1' Hybrid Bermuda	Low- Mod	1/4"-3/4": mowed height	Warm season grass; goes dormant during winter months. Tolerates high foot traffic. Drought tolerant; full sun. Grow from stolons, plugs, or sod. 'GN-1' requires less maintenance than 'Santa Ana' or 'Tifway' cultivars
<i>Cynodon dactylon</i> 'Santa Ana'	'Santa Ana' Hybrid Bermuda	Low-Mod	1/4"-3/4": mowed height	Same as above (see 'GN-1' notes). More smog resistant and shorter dormancy period. Holds color longer
<i>Cynodon dactylon</i> 'Tifdwarf'	'Tifdwarf' Hybrid Bermuda	Low-Mod	1/4"-3/4": mowed height	Same as above (see 'GN-1' notes). Slower to establish and spread than other Bermuda hybrids.



Scientific Name	Common Name	Water Needs	Height x Spread	Notes
<i>Cynodon dactylon</i> 'Tifgreen'	'Tifgreen' Hybrid Bermuda	Low-Mod	1/4"-3/4": mowed height	Same as above (see 'GN-1' notes). Good tolerance to saline soils
<i>Cynodon dactylon</i> 'Tifway 419'	'Tifway 419' Hybrid Bermuda	Low-Mod	1/4"-3/4": mowed height	Same as above (see 'GN-1' notes). Good tolerance to saline soils. Shorter dormancy period; holds color longer
<i>Paspalum vaginatum</i> 'Sea Spray'	Sea Spray Paspalum	Moderate	1/4" -1 1/2" mowed height	Warm season grass. Prefers soils that have moderate to high salinity. Great near coast and perfect for reclaimed water. Available from seed. Water every 1 to 2 weeks with 1" of water. Mow to maintain uniform, consistent height

