



CREEKSIDE I HOMEOWNERS ASSOCIATION
INTERIM LANDSCAPING GUIDELINES FOR XERISCAPE

Adopted August 05, 2022

1.1. Xeriscape

The term Xeriscape was originally conceived by Denver Water in 1981 and is based on seven principles:

- 1) Plan and Design
- 2) Soil Amendment
- 3) Efficient Irrigation
- 4) Plant Zones
- 5) Mulches
- 6) Turf Alternatives
- 7) Maintenance

These principles are discussed on the Denver Water website:

<https://www.denverwater.org/residential/rebates-and-conservation-tips/remodel-your-yard/xeriscape-plans/xeriscape-principles>

Please review these principles prior to your planning for xeriscape as part of your landscaping upgrade.

- 1.1.1. Xeriscaping is defined as landscaping and gardening methods that reduce or eliminate the need for supplemental irrigation beyond the quantity of water that falls as natural precipitation (rain, snow, etc.). This is not to be confused with “zero-scaping,” where the landscape consists of rocks and other hardscapes, with very few or no plantings. Xeriscaping is not a ‘natural area’ and, while some decorative native species that are drought tolerant might be incorporated into the area, it is not an area that is free from the requirement of regular maintenance (pruning, weeding, etc.). Zero-scaping is prohibited.
- 1.1.2. Any non-turf area observable from the sidewalk in excess of 100 square feet shall meet the xeriscape requirements detailed in this section. Exceptions to the 100 square feet requirement are:
 - a) Any rock trim or mulch trim bordering the sidewalk, walkway or driveway which is eighteen inches (18”) wide or less.
- 1.1.3. To create visual interest, the area must contain a variety of landscape materials and points of interest (rock of various sizes, mulch, plants, boulders, etc.). Large expanse (greater than 100 square feet) of a single type of ground cover (rock or mulch) and no plantings is prohibited.
- 1.1.4. Use of natural colored rock and masonry or masonry that complements the existing house color. Colors used in hardscape shall not be of high contrast in accordance with the overall neighborhood color scheme.
- 1.1.5. Water features, urns, and other man-made ornamentation can add variety but not to exceed 3 items in public view.
- 1.1.6. Non-turf planted areas must be bordered to define the xeriscape area clearly from turfed areas.



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- 1.1.7. On average, there must be one grouping for every 100 square feet (10' x 10') of xeriscape area. A group is defined as three (3) or more plants.
- 1.1.8. Primary plant material shall include both evergreen and deciduous perennials plants. Additional annual plantings are encouraged for added color. The landscape plan shall show the plant coverage (non-deciduous) during the winter months. Ornamental grasses, if used, would be included in the winter coverage plan.
- 1.1.9. Submitted plans shall include a listing and location of all plants, the formal names, perennial or annual, size as planted, mature size, as well as a picture of the plant. Submitted plans will also provide the description and show the location of any mulch, whether wood or rock. The rock mulch size is part of the description.
- 1.1.10. Overall, homeowners are encouraged to use natural materials, shapes and forms that create a more natural aesthetic. Geometric forms and shapes are discouraged unless needed to fit within previously existing constraints (e.g., bordered by curbs, sidewalks, driveways and/or walkways).
- 1.1.11. Primary plant material at the three-year maturity time should cover a minimum of 50% of all xeriscape area.
- 1.1.12. No boulders or large rocks exceeding eighteen inches (18") may be used on the narrow strips between public sidewalks and the street curb.
- 1.1.13. Rock size one inch (1") or less shall only be used in limited quantities as a filler around closely-spaced stepping stones (e.g., flagstone or pavers) on a path. Rock material of this size should be minimized as it will migrate with the drainage from rain and snow melt. Single color crushed rock (road base) of any size or color is not permitted.
- 1.1.14. No plants that will grow higher than thirty-six inches (36") in height should be planted in the sidewalk strip area.
- 1.1.15. No plants may encroach onto or over public sidewalks or curbs.
- 1.1.16. No poisonous plants or plants with thorns, spines, or sharp edges can be used within six feet (6') of the public sidewalks.
- 1.1.17. No synthetic plants or turf may be used in areas visible from the street.
- 1.1.18. Sickly and dying plants must be removed and replaced. Coverage area of section 1.1.11 shall be maintained.
- 1.1.19. Perennials and ornamental grasses that die back in winter must be cut back to remove dead material.
- 1.1.20. A tremendous amount of information may be found online at the Colorado State University Extension website including design considerations and plant choices. <https://cmg.extension.colostate.edu/gardening-resources/online-garden-publications/water-wise-landscaping-xeriscaping/>