ARTICLE 22 LANDSCAPING

SEC. 25-22-01 PURPOSE

To provide reasonable requirements and standards for landscaping along public rights-of-way and within parking lots. The provisions of this article are intended to accomplish the following:

- A. To promote an attractive visual environment.
- B. To promote a transition between land uses.
- C. To encourage visual harmony between the landscape and the development.
- D. To reduce energy consumption in buildings by proper plant selection and placement and to decrease high summer temperature by blocking heat and glare.
- E. To screen offensive or unattractive areas from public view.

SEC. 25-22-10 GENERAL PROVISIONS

- A. These regulations apply to all new construction except dwelling structures of three (3) units or less on one (1) parcel of land.
- B. These regulations apply to additions to applicable structures which exceed forty percent (40%) of the gross floor area or two thousand (2,000) square feet, whichever is less. All additions constructed after April 1, 1974, will accumulate to determine eligibility under this requirement.
- C. These regulations shall apply when a previously unpaved parking area is paved.
- D. There shall be a landscaped strip eight (8) feet wide along the public right-of-way. The width of the landscaped strip may be reduced to no less than four (4) feet when in the opinion of the Zoning Administrator the following conditions are met:

- 1. The total square footage of the landscaped strip is not reduced.
- 2. The landscaped strip is not counted as part of the interior landscaping required in SEC. 25-22-20B.
- 3. The reduction in the required width is consistent with the purposes of the landscaping regulations set forth in SEC. 25-22-01.

EXCEPTIONS:

In industrial zones the landscaping of the four (4) foot rightof-way behind the valley gutter may be included as part of the eight (8) foot front landscaped strip if off-street parking area is in front.

- E. Vegetative matter shall cover seventy-five percent (75%) of the required landscaped area. Exceptions to these requirements, in unusual situations, may be approved by the Zoning Administrator on a case-by-case basis.
- F. All planters located adjacent to driveways, loading areas, parking lots and sidewalks shall be protected along the parking lot side with curbs or wheel stops. Alternative treatments may be considered.
- G. Planters containing trees shall be not less than four (4) x four (4) feet (inside dimension). All other planters shall be not less than two (2) feet (inside dimension) in width.
- H. Existing trees shall be evaluated as to their suitability for retention.
- I. Existing trees shall be protected by planters with a minimum radius of the drip line of the tree or 50% of drip line plus modifications to paved area allowing for aeration and water penetration. Alternative treatments will be considered.
- J. All landscaped areas shall be provided with an "in the ground" or drip irrigation system.
- K. A fence or wall when used for required screening shall be seventy-five percent (75%) opaque. (See SEC. 25-23-50G).

- L. When wood, masonry or metal are used for fencing or screening, plants are required every ten (10) feet along the barrier.
- M. Required screen planting shall have a seventy-five percent (75%) summer opacity and sixty percent (60%) winter opacity within three (3) years of planting.
- N Trash enclosures shall be screened and designed to City specifications.
- O. One tree shall be planted at least every thirty-five (35) feet along a public right-of-way. The maximum spacing between trees shall be equal to the mature spread of the trees selected. Special consideration may be given to variety and spacing of trees as they relate to proposed signing of the property.
- P. Trees shall be equivalent to five (5) gallon can size or larger when planted.
- Q. Shrubs shall be equivalent to one (1) gallon can size or larger when planted.
- R. All open industrial storage areas shall be screened from all public rights-of-way and adjacent commercial or residential properties to a height of six (6) feet. Screening may be waived for security reasons with the concurrence of the Community Development Director and the Police Chief.
- S. Landscape designs which do not meet the specific regulation of this article may be approved by the Zoning Administrator if in his opinion the design meets the intent and purpose of this article as set forth in Sec. 25-22-01.
- Q. Landscaping materials shall be contained so as not to spill into the public right-of-way.
- U. Landscaping shall be installed to City Landscaping Specifications.

SEC. 25-22-20 SPECIFIC PROVISIONS

A. SIGHT DISTANCE

1. No foliage or structural features shall extend into the cross visibility area between three and one-half (3 1/2) feet and seven (7) feet above the surface of the public sidewalk.

2. Cross visibility.

- Intersection of driveways and public rights-ofa. way: A triangle having two (2) sides ten (10) feet long and running along the driveway and public right-of-way, said length beginning at their intersection and the third side formed by a line connecting the two (2) ends.
- b. Intersection of two (2) public rights-of-ways measured from the face of curb:

A triangle having two (2) sides "x" feet long and running along each public right-of-way, said length beginning at their intersection and the third side formed by a line connecting the two (2) ends.

R, NP	x equals thirty	(30) Feet.
zones:		
C-1 zone:	x equals eighteen	(18) Feet.
CBD zone:	x equals sixteen	(16) Feet.
C-2 zone:	x equals sixteen	(16) Feet.
C-3 zone:	x equals twenty	(20) Feet.
C-H zone:	x equals thirty	(30) Feet.
I zone:	x equals twenty	(20) Feet.
ESD zone:		
Area A, B	x equals thirty	(30) feet
Area C,F	x equals twenty	(20) feet
Area D,E	x equals sixteen	(16) feet

B. Off-Street Parking Areas

The following requirements shall apply to the uncovered portions of all-off-street parking and loading areas:

- 1. When an off-street parking area and a public right-of-way are continuous, a landscaped area shall be provided as described in Section 25-22-10D which effectively screens the parking area to a height of three and one-half (3 1/2) feet.
- 2. Any portion of an off-street parking area which abuts a residential zone shall be screened by a fence or wall not less than six (6) feet in height, except within the front setback area where the fence shall be no higher than three and one-half (3 1/2) feet.
- 3. Landscaping shall be provided along alleys, paths and private streets when they are adjacent to parking and loading areas.
- 4. Shade trees shall be planted and evenly distributed within the uncovered portions of the auto parking area so that at the trees maturity forty percent (40%) of the parking stalls and back up area will be in shade at high noon at such times as the trees have full foliage. Main access roads and driveways not used as back-up areas are exempt from this requirement.
- 5. Not less than six percent (6%) of the interior area of all auto parking lots shall be devoted to permanent landscaping and except for trees shall not exceed a height of four feet (4'). Main access roads and driveway not used as back-up areas are exempt from this requirement.
- 6. Interior landscaping shall not be required in industrial zones except for auto parking areas.
- 7. Landscaping at driveway entrances used by trucks shall be protected by pipes, bollards, or other suitable means.

A. Plan

Three (3) sets of landscape plans at an appropriate scale shall be submitted showing:

- 1. Property lines and public utility easements.
- 2. Dimensions.
- 3. Structures, street lights, poles, transformers, etc.
- 4. Irrigation system and estimated water usage per month.
- 5. Trash enclosures.
- 6. Existing natural features, including trees to be retained and buildings on adjoining parcels.
- 7. Grading plan, including:
 - a. finished planter elevations
 - b. grade differentials with adjoining properties
 - c. retaining walls, if any
 - d. location of on-site trench drains
 - e. percentage of grade of any mounds
- 8. Plant list, including:

See City Landscaping Specification for suggested plant species.

- a. botanical and common names
- b. identification tags for each different species
- c. quantities of each species
- d. container sizes
- e. mature spread and height of trees and shrubs
- f. rate of growth (fast, moderate, slow)
- 9. Shade coverage and interior landscaping coverage calculations.

B. Approval

Landscape plans must be approved prior to issuance of a building permit and work completed prior to occupancy (see SEC. 25-22-40).

SEC. 25-22-40 CERTIFICATE OF OCCUPANCY

No certificate of occupancy shall be issued for any project for which landscaping is required pursuant to SEC. 25-22-10, or as required by the Planning Commission, until all landscaping and improvements shown on the approved plans have been completed. The Building Official may issue a temporary certificate of occupancy, where completion of the landscaping work is delayed because of adverse weather or the season of the year, upon execution of an agreement with the City and providing a cash deposit or letter of credit in an amount equal to the cost of completing the work. If landscaping differs from that shown on the approved plans, as built plans shall be submitted and approved prior to occupancy.

SEC. 25-22-50 MAINTENANCE OF LANDSCAPING

All required landscaping and structural features, whether in existence on the effective date of this ordinance or installed after said date, shall be maintained in a healthy and attractive condition. Maintenance shall include but is not limited to watering, fertilizing, weeding, cleaning, pruning, trimming, spraying, and cultivating. For purposes of enforcement, the occupant of the property, whether he be the owner, lessor, or tenant, shall be responsible for such maintenance. In the case of a vacant building the owner shall be responsible for such maintenance.

Replacement of dead, dying, or damaged plants, shrubs, and trees, shall be approved prior to installation by the Zoning Administrator for conformance with the original approved landscape plan.

Prior to the reoccupancy of a building with existing landscaping all portions of damaged or defective irrigation systems, dead, dying, or damaged turf, plants, shrubs, and trees shall be replaced.