

ARTICLE 5.6 – LANDSCAPING

SECTION 5.6.001 - PURPOSE

The purposes of landscaping are to enhance the diversity and resilience of the built environment, to increase the tree canopy cover and the benefits that trees provide, to provide areas on sites which can absorb rainfall and reduce storm water runoff, to enhance the appearance of structures and properties, to provide visual privacy, and to improve the visual environment.

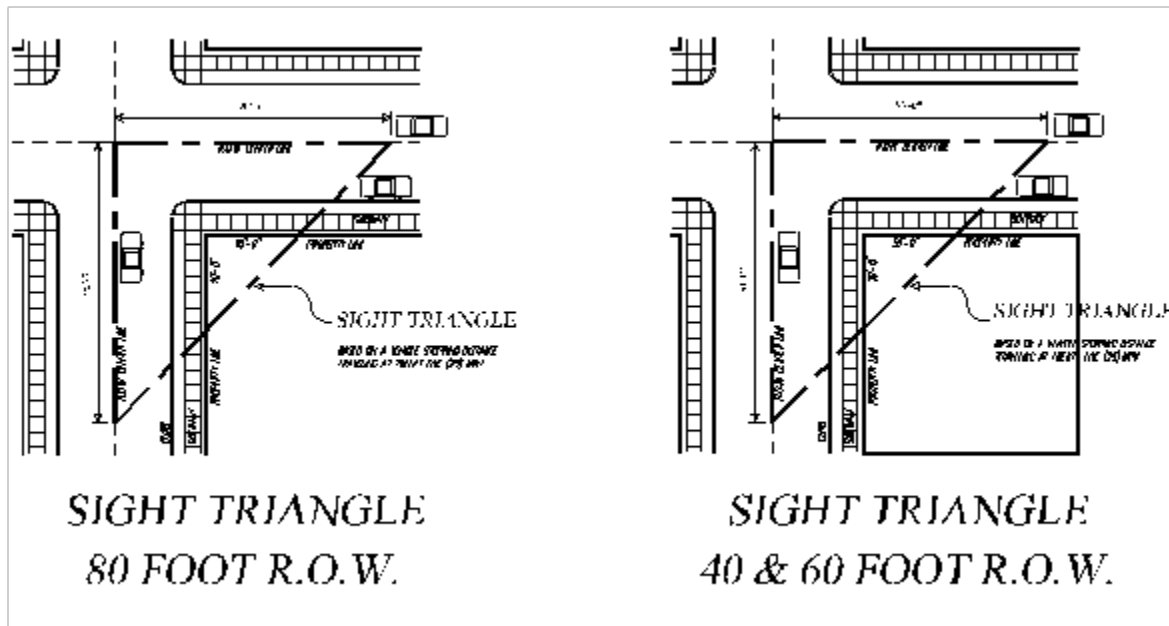
SECTION 5.6.002 - REQUIRED LANDSCAPING

A. Landscaping shall be provided for sites where the following uses occur:

1. Industrial Uses.
2. Commercial Uses.
3. Manufactured Dwelling Parks.
4. Civic Uses.
5. Multi-Family Uses.
6. Planned Unit Developments.
7. No on-site landscaping is required for new development within the CB Central Business Zone, excluding parking lots. Enhancements of the right-of-way will be required, where feasible, with improvements including landscape planters and/or street trees planted, to City Standards, along abutting sidewalks; pedestrian scale street lighting; benches and bike racks may be required as a condition of Site Plan approval.

B. Landscaping shall not be located within public rights-of-way except in cases where there is a designated planting area in the right-of-way or when approval has been granted by the Public Works Director or designee, or other responsible agency (e.g. State Highway Department).

Clear Vision Area or "Sight Triangle". Within the area formed by drawing a line down the right-of-way center line, or street center line if the street is off-set, a distance of ninety feet (90') from the point at which the center lines intersect, and another line drawn across the corner lot to connect the ends of the first two lines, there shall be no structure, sight-obscuring fence, wall, hedge, or other plantings or any other obstruction to vision (other than a bare tree trunk or sapling, that will not obstruct sight triangle visibility over time; or a post or column not exceeding eighteen inches (18") in greatest cross-sectional dimension) between a height of two and one-half feet (2½) and a height of eight feet (8') above the established grade of either street or, if no grade has been officially established, above the average elevation of the existing surface of each street at the center line thereof. The sight triangle standards do not apply to structures, which meet the required setbacks described in Article 5.3, provided that the intersection is controlled with a four-way stop or traffic signal. Additionally, the property line measurements for a forty-foot (40') wide right-of-way sight triangle shall be equal to a sixty-foot (60') right-of-way sight triangle. The sight triangle length at the intersection of an alley or driveway and a public street shall be ten feet (10') except in the Central Business Zone, where no sight triangle is required for alley intersections.



- C. Landscape screens, where required, shall comply with the applicable provisions of Section 5.5.004 - Screening Materials.

SECTION 5.6.003 - LANDSCAPING PLANS

- A. **PURPOSE** - The purpose of a landscaping plan is to identify the placement and type of plant materials as features of project design. By detailing the plantings and method of irrigation proposed, landscaping plans provide an effective means for evaluating whether chosen plant materials will survive in the climate and soils of a given site; satisfy the functional objectives of landscaping (such as erosion control, screening and shade) within a reasonable time; provide a reasonable efficiency of water use; and whether plantings will ensure safe pedestrian and auto traffic circulation.
- B. **WHERE REQUIRED** - Landscaping plans are required to accompany all applications for Site Plan, Concept Plan, and Development Plan approval for the uses listed in Section 5.6.002.
- C. **LANDSCAPING PLAN REVIEW** - Landscaping plans shall be processed and reviewed as specified in Article 8.2 - Site Plan Approval.
- D. **LANDSCAPING PLAN CONTENT** - Landscaping plans are to be neatly and accurately drawn, at an appropriate scale which will enable ready identification and recognition of information submitted. Where a project covers only a portion of a site, the landscaping plan need show only the areas where existing soil contours and vegetation will be disturbed by construction or use, or other areas where landscaping is required. Landscaping plans are to show:
1. Property and lot boundaries, and rights-of-way.
 2. The location of all trees existing in or within fifty feet (50') of areas proposed for grading or other construction. Trees to be removed are to be identified. The method of protecting trees to be retained shall be indicated.

3. Any shrubs or plants identified as endangered or to otherwise be protected, including the method of protection.
4. Structures and impervious surfaces.
5. Plant material and locations whether existing or to be planted. A schedule listing the common and botanical names of plants will be required. Substitution of plants with similar form and function will be allowed as approved by the Community Development Director/Planner.
6. Details and location of proposed fencing, entries, parking and circulation provisions, trash collection areas, and free-standing signs.
7. Walkways, plazas and sitting areas, play areas, including related street furniture and permanent outdoor equipment.
8. Location and style of outdoor light fixtures. Any exterior lighting installed on a property shall be either shielded or down directed so as to not cast a direct light onto adjacent residential properties or residences.
9. Irrigation system.

SECTION 5.6.004 - STANDARDS FOR LANDSCAPING MATERIALS

Where landscaping is required by Section 5.6.002, the materials used are subject to the following provisions:

- A. Allowable Materials - Landscaping shall include some combination of the following materials to achieve the intended or required purpose of the landscaping (e.g. tree canopy, screening, etc.): trees, shrubs, ground cover, vines, flowers or lawns. Landscaping may also include art work, walls, structural features and fences. Trees adapted to the site shall be incorporated into the landscape when there is adequate space as determined in the standards for tree planting in the Community Forestry Program Guide. Shade trees shall be a minimum of fifteen (15) gallons and/or one and one quarter inch (1¼") caliper. Evergreen conifer trees shall be a minimum of five (5) feet in height. Landscaping areas shall include live plant coverage, at occupancy, equal to or greater than fifty percent (50%) of each landscape area.
- B. Trees within designated planting areas located in public rights-of-way shall conform the standards for tree planting in the City Community Forestry Program Guide.
- C. Excluded Materials - Landscaping proposed to satisfy the requirements of this Code shall not include:
 1. Plant materials which have root structures or branching habits which in their mature state may damage or interfere with the normal use of existing public or private under- or above-ground electrical lines, cables, or conduits, pipes or other utilities; or public or private sidewalks, curbs, gutters or paved parking and turn-around areas, drainage improvements, or adjacent structures, foundations, or landscape materials.
 2. Prohibited tree species as referenced in the standards of the Community Forestry Program Guide.

SECTION 5.6.005 - PLANTING AND MAINTENANCE

- A. Developed Site Area - For purposes of this Section, "Developed Site Area" shall be defined as the square footage of the area indicated on the plot plan. At a minimum, the area indicated on the plot plan shall include the area required for parking, ingress and egress, setback areas, and other areas which may be required as a condition of site plan approval, which are part of the ownership.

Landscaping proposed to satisfy the minimum area percentage standards listed in this Section shall not include landscaping required as a screen or buffer pursuant to Section 5.5.004, or as a condition of land use approval.

B. Minimum Area Requirement - New Construction

Landscaping shall be provided as follows:

1. Industrial Use Types - Five percent (5%) of the developed site area.
2. Commercial Use Types - Ten percent (10%) of the developed site area.
3. Civic Use Types - Ten percent (10%) of the developed site area.
4. Residential, Manufactured Dwelling Parks, and Multi-Family Use Types - Twenty percent (20%) of the developed site area.
5. Planned Unit Development - The review procedure and development standards for landscaping shall be as specified in the approval of the Planned Unit Development Plan and in no instance shall be less than that required for equivalent use types listed in this Section.

C. Minimum Area Requirements - Additions

1. Additions to use types defined in Chapter 2 representing greater than fifty percent (50%) of the primary structure shall provide landscaping as follows:
 - a. Industrial Use Types - Five percent (5%) of the addition's total square footage.
 - b. Commercial Use Types - Ten percent (10%) of the addition's total square footage.
 - c. Civic Use Types, Manufactured Dwelling Parks, Residential Use Types - Ten percent (10%) of the addition's total square footage.
 - d. Planned Unit Development - Landscaping shall be provided as required for equivalent use types listed in this Section.

D. Installation

1. Required landscaping shall be installed prior to occupancy. Extensions of time may be granted by the Community Development Department/Planning Division if good faith efforts are being made to complete the required work.

E. Maintenance

1. All required planting shall be maintained by the owner in good condition, and in any case where a required planting has not survived, shall be replaced as soon as is practical with new plant materials similar to those which died.

F. Perimeter Landscaping

1. For industrial, commercial and civic use types, an average six foot (6') wide landscaped area must be located along building perimeters, which are viewable by the general public from parking lots or the public right-of-way. Loading areas, bicycle parking areas, and pedestrian entries or exits are excluded from this requirement. At a minimum, this landscaping must function to meet the purposes of landscaping described in Section 5.6.001.

G. Parking Lot Landscaping

1. Parking lot landscaping shall be provided as set forth in Section 5.7.006(F) of this Code.

H. Irrigation

1. An automated irrigation system shall be installed, unless an alternative irrigation plan is approved by the City.