

CHAPTER 12.124 LANDSCAPING

SECTION:

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12.124.010 INTENT:

The intent of this chapter is to create and maintain a pleasant and inviting community character by providing landscaping that breaks up the built environment, screens unappealing land uses and building features, creates a barrier from moving vehicles and loud noises, and creates a more pedestrian friendly environment. (Ord. 2000-03, 8-7-2000)

12.124.020 LANDSCAPING REQUIREMENTS:

A. Generally:

1. All front yards and yards abutting streets must be landscaped.
2. Storm water retention areas should be incorporated into a landscape area, unless otherwise approved by the planning director.

B. Requirements: The following types of proposed development shall include the installation and maintenance of landscaping as required by this section, and section 12.120.100 of this title:

1. Multi-Family Residential Development: Multi-family dwelling projects in the residential districts shall be provided with landscaping and open space as follows:
 - a. Not less than forty percent (40%) of the net area of the property shall be devoted to common open space.
 - b. Any driveway or uncovered parking area shall be separated from property lines by a landscaped strip not less than five feet (5') in width.

- c. The perimeter of the development shall be landscaped with a minimum strip of fifteen feet (15').
2. Mobile Home Park Development: Mobile home park projects in the residential districts shall be provided with landscaping and open space as follows:
 - a. All open areas, excluding mobile home sites, shall be landscaped and maintained.
 - b. At least forty percent (40%) of all open areas shall be landscaped with live materials.
 - c. Landscaping shall include planting of trees along perimeter boundaries adjacent to adjoining properties of a five (5) gallon size, with a minimum of one tree per mobile home site.
 - d. Additional and more mature trees may be required where they are being utilized in lieu of fencing the development.
 - e. Plans shall indicate a means of irrigation for landscaped areas.
3. Commercial Zones: A landscape plan shall be submitted to and approved by the planning director for all proposed development in the HC and NC districts and shall include the following:
 - a. Not less than ten percent (10%) of the net lot area shall be landscaped.
 - b. All portions of any setback areas fronting on streets shall be landscaped, with the exception of those areas required for curb cuts.
4. Industrial Zone: A landscape plan shall be submitted to and approved by the planning director for all proposed development in the I district and shall include the following:
 - a. Not less than ten percent (10%) of the net lot area shall be landscaped.
 - b. All landscaping shall be in conformance with the approved development plan.
 - c. Where any portion of a lot abuts a lot in a residential or commercial district, in addition to the five foot (5') wide planted area, a masonry wall not less than six feet (6') in height shall be provided along such abutting portion.
5. Maintenance Required: All plant materials required by this title shall be permanently maintained.

C. Review And Approval Of Plan: Where the provisions of this title require a landscape plan in conjunction with proposed development, the following shall apply:

The department shall review the landscape plan and may approve or conditionally approve the plan, which shall include the following elements, when applicable:

1. Treatment of vehicular use areas, open space, and pedestrian areas that contribute to their usage and appearance;
2. Screening for utility boxes, parking areas, trash areas, storage areas, blank walls and fences, and other areas of low visual interest from public and private view;
3. Utilization of drought tolerant plant materials and water saving irrigation techniques sufficient to minimize the use of water; and
4. Treatment of areas adjacent to building(s) that increases the overall visual quality of the building design. (Ord. 2000-03, 8-7-2000)

12.124.030 CONFORMANCE WITH WATER EFFICIENT LANDSCAPE STANDARDS:

In addition to the criteria found in Chapter 12.124, new construction and rehabilitated landscapes that meet the following criteria shall also conform to the requirements of Chapter 10.24:

1. New construction and rehabilitated landscapes for public agency projects and private development projects with a landscape area equal to or greater than 2,500 square feet requiring a building permit, design review or other discretionary use permit;
2. New construction and rehabilitated landscapes which are developer-installed in single-family and multi-family projects with a landscape area equal to or greater than 2,500 square feet requiring a building permit, design review or other discretionary use permit;
3. New construction landscapes which are homeowner-provided and/or homeowner-hired in single-family and multi-family residential projects with a total project landscape area equal to or greater than 5,000 square feet requiring a building permit, design review or other discretionary use permit.

12.124.040 IRRIGATION DESIGN:

Where irrigation is proposed under this chapter, the design and construction shall be in accordance with §10.24.040 and §10.24.050.

12.124.050 DESIGN STANDARDS FOR BIORETENTION FACILITIES:

Landscape areas used for bioretention facilities shall be designed in accordance with §10.24.060.