

Division 3 – LANDSCAPING

This chapter establishes landscaping standards for development throughout the City, applicable to all development excluding single-family residential development. The Planning Division is proposing clerical corrections and other clarifications throughout the chapter that are not substantive to the administration of the code provisions. The purpose of this document is to summarize substantive changes that are being proposed.

3.1 – Purpose and enforcement.

Subsection 2 is added to state general enforcement provisions under Title 18.

3.6 - Turf.

This section includes limits on the amount of turf that may be used as a percentage of the total landscaped area in order to minimize water usage for irrigation. Subsection 4 is added to expressly allow the use of artificial turf as part of the required landscaping area, provided the “artificial turf must be of a quality to resemble natural turf and must be maintained perpetually in compliance with the recommended maintenance schedule for the particular product.” Section 3.10 (Plant materials) currently prohibits the use of artificial plants unless approved by the Director.

3.7 - Trees.

This section establishes the total number of trees that must be included in landscaped areas (one tree per 400 square feet of required landscaped area), as well as the number of trees in parking areas and along the street frontage of a property.

Subsection 1(b) is amended to change the required number of property frontage trees from one per 30 feet of frontage to one per 50 feet of frontage, and to clarify that “trees should generally be spread out along the right-of-way frontage but may be grouped to avoid driveways, buildings or other site constraints.” Full-sized trees should generally be spaced a minimum of 30 feet apart. When one tree per 30 feet of parcel frontage is required, this results in trees needing to be spaced closer together after eliminating areas such as driveways where trees cannot be planted. Staff believes the one-tree-per-50 feet requirement will result in the desired number of trees for property frontages.

Subsection 2 requires a variation of tree species when more than 10 trees are included in a landscaping plan. Subsection 2 is amended to change the requirement from a minimum of 50 percent of the trees being a different species to a maximum of 60 percent of the trees being of the same species. The intent is the same, but it can be mathematically impossible for each species of tree to represent “a minimum of 50 percent” of the total number of trees.

3.8 - Groundcover [~~including shrubs~~] and shrubs.

This section establishes the number of shrubs that are required as part of a landscaping plan. The current requirement is 6 shrubs per tree. Subsection 3 is amended to clarify that 6 shrubs are required for every 400 square feet of required landscaped area rather than 6 shrubs per tree, which is consistent with the requirement of section 3.7 for one tree per 400 square feet of landscaped area. Additionally, the subsection is amended to clarify that turfed areas are excluded from the calculation for the number of shrubs that are required; i.e. the turf replaces the requirement for shrubs.