

SECTION 24

LANDSCAPING AND SCREENING

24-010 PURPOSE

- a. To integrate the project with the site, in the particular relating to natural topography and existing vegetation.
- b. To enhance the architecture of the site structures and soften the view of paved areas.
- c. To minimize the environmental effect of a development by providing shade, erosion control, noise, glare and heat abatement.
- d. To protect the character and value of surrounding neighborhoods.
- e. To buffer or screen uncomplimentary land uses and their service areas, equipment and appurtenances.

24-011 PLAN REQUIREMENTS

- a. Landscape Plan Requirements. A landscape plan is required for all new multifamily, office and professional, commercial, and light industrial developments, and major additions to such developments, and shall include the following information:
 - b. North point and scale (a scale of not less than 1" = 50' is desirable 1" = 20' may be required).
 - c. Topographic information and spot elevations sufficient to adequately identify and properly specify landscaping for slope stabilization and required screening.
 - d. The location, size and notation of site elements such as buildings, walks, parking areas, and above ground and underground utilities.
 - e. The location, type and size of existing plant material to be retained.
 - f. The location, type, size and quantity of all proposed plant material and related structural and decorative features. Common and botanical names shall be provided for all proposed plant material. Size at time of planting shall be specified according to American Association of Nurserymen Standards.
 - g. The location of all trees 12-inch diameter or larger, measured at 1 foot above ground level, to be provided whether the tree is to be retained or is proposed for removal.
 - h. Location of all watering sources.

- i. Screening Plan Requirements. When landscape screening is proposed, the screening plan shall be included in the landscape plan or include the same plan components. When architectural screening is proposed, construction details must be submitted.
- j. Approval. All landscape and screening plans shall be submitted to the City Planning Commission for review and approval as to adequacy, prior to the issuance of a building or land use permit. In case of disapproval of a permit for reasons of unacceptable landscape and/or screening plans, the applicant may appeal the decision to the Appeals Board for review and final determination.

24-012 GENERAL REQUIREMENTS AND GUIDELINES

a. Landscaping

- 1. The area between the curb of a public street and the property line shall be brought to finish grade and planted in grass. In no case may this area be paved or covered with materials other than grass or an appropriate ground cover, except at approved driveways which shall be paved. Approved street trees may also be planted.
- 2. All areas not covered by buildings, paved area, or other acceptably improved areas shall be landscaped with such landscaping continuously maintained. Where healthy plant material exists on a site prior to its development and where such plant material is not damaged by site development procedures, such plant material may be credited toward the minimum number specified for each zoning category. Such existing plant material must, however, be in keeping with the intent of this ordinance. This will be determined by its type, size and location as noted in the required landscape plan.
- 3. No landscaping in street rights-of-way or in the required sight distance on corner lots shall be allowed to exceed 24 inches in height, except for approved street trees.

b. Screening

- 1. Screening setback. Screening shall not extend into the sight distance or beyond the required parking or paving setback where side or rear lot lines approach a street right-of-way.
- 2. Existing screening. If existing screening on either side of a property line meets or exceeds screening requirements, no additional screening will be required. However, if at any time such screening fails to conform to ordinance requirements, compliance shall be provided by the owner of property in the less restrictive zoning district.
- 3. Screening of outside trash bins or trash containers. All outside trash bins or trash container areas must be completely enclosed by an architectural screen to a height not less than the height of the bin or container. No trash enclosures may be located in required yards adjacent to street right-of-way.

In commercially and industrially zoned areas where the trash container will not be visible from off the property due to other screening or topographic conditions and will not be visible from public parking or pedestrian areas on the site, such trash bin screening need not be provided.

4. Screening of Mechanical Equipment. Mechanical equipment or other utility hardware whether on the ground or on a building shall be screened from public view. Such screening shall be harmonious with building design and materials.
 5. Screening of Parking Areas. Where a parking lot serves other than single family or two family dwellings and is adjacent to or across an alley from property zoned for single family or two family use, such parking lot shall be provided with an architectural screen at least 4 feet in height above the paving surface. Buffer plantings or landscape screening may be substituted if protection from headlights is not determined to be necessary. Where more stringent requirements exist, they shall apply.
- c. Fences, walls or hedges. Except as otherwise specifically provided in other Codes and regulations, the following regulations and design criteria shall apply to all fences, walls, or hedges. Any fences, walls, or hedges established according to ordinances prior to March 26, 2007 and made nonconforming upon adoption of these regulations may be continued subject to Section 21. (Amended by Ordinance #1233, May 29, 2007)
1. Maximum height. Fences, walls, or hedges may be constructed or planted to a maximum height of six (6) feet in residential districts and eight (8) feet in commercial and industrial districts, as measured above the average grade level on the property line. Fencing around tennis courts and other recreational facilities shall be exempt from these maximum height limitations.
 2. Corner Visibility. No fence, wall or hedge shall be constructed, planted, reconstructed or replaced in a manner which obstructs the intersection sight triangle as defined in Section 32.
 3. Setbacks in Residential Districts. No fences or walls shall be permitted in the front yard.

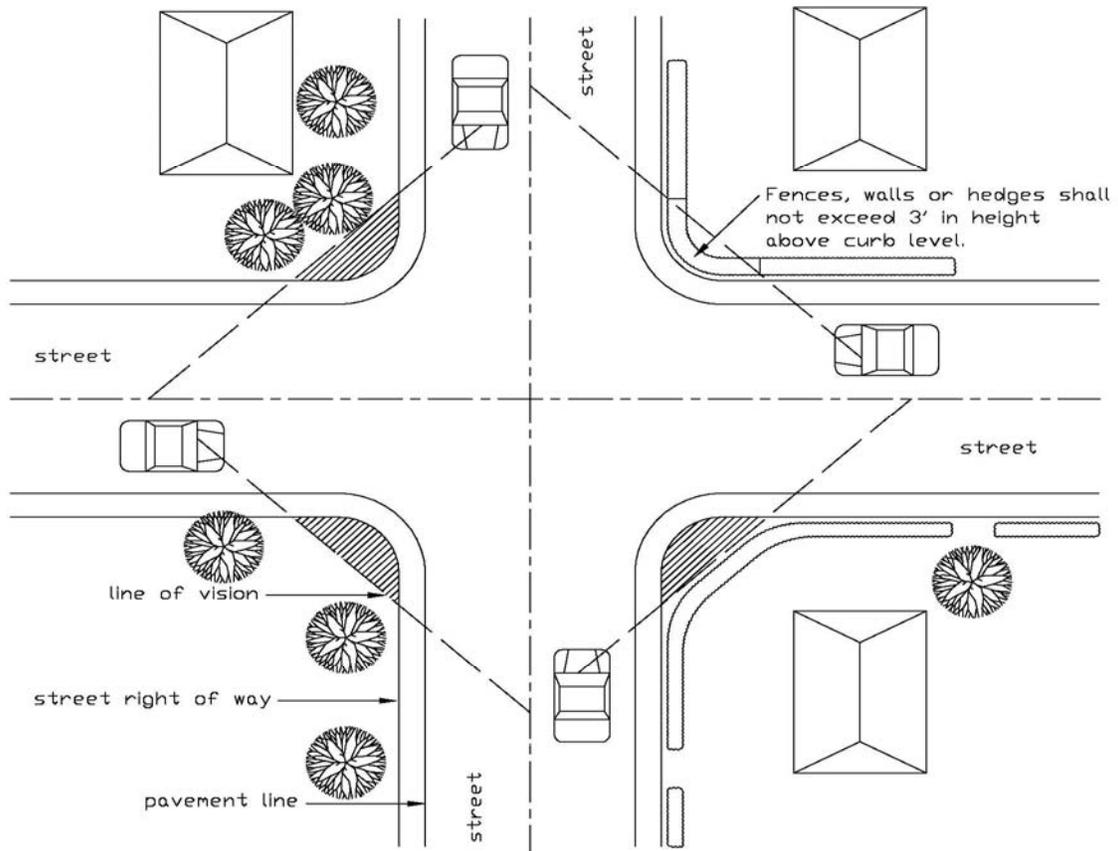
Fences, walls, and hedges may be permitted in interior side yards and corner side yards. However, no fence or wall shall be located within 8-feet of street right-of-way in corner rear yards or corner side yards.

Fences or walls shall maintain a minimum setback of ten (10) feet from arterial street right-of-way. Residential properties along arterial streets may have fences or walls within the rear setback only when approved as part of the master fence/landscape screening plan.

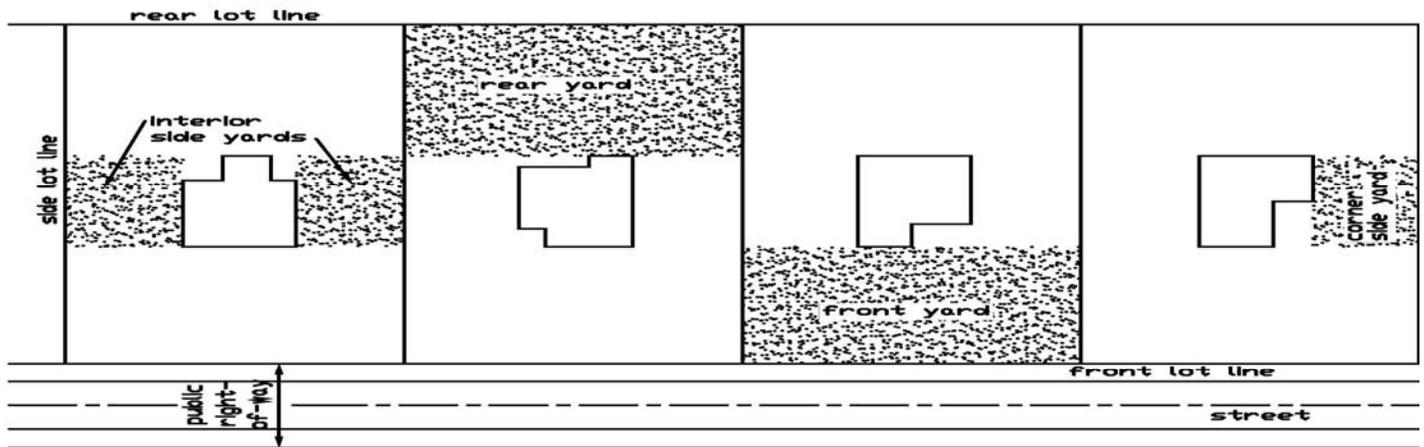
Nothing herein shall discourage or prohibit the landscaping, planting, or screening and erection of stand alone decorative fences no taller than three (3) feet in the front yard or corner side yard that are not hazardous to traffic. Such decorative fences shall not include chain-link or wire type fencing materials.

4. Setbacks in nonresidential districts. Fences and/or walls shall not be placed in the setback area from street rights-of-way or within the perimeter landscape areas for screening. Landscape screening shall be located between a property line and a fence or wall, unless otherwise approved by the Planning Commission.
5. Construction and Materials. Fences or walls shall be limited, or similar, to one of the following types of construction: brick or stone walls or pillars, solid board, shadow box, basket weave and lattice, crossed, chain-link, wood stockade, split rail, wood rail, wrought iron, spaced picket fence, imitation vinyl or other similar decorative material as approved by the Planning Commission.
Barbed wire and electric fencing (above ground) is prohibited in residential (except agricultural) and commercial districts.
All fences and walls shall be constructed with a finished surface facing outward from the property (e.g. in the case of a wooden fence, a “finished surface” means a surface of the fence where the pickets or slats are fully exposed to view). The posts and support beams shall be on the inside of the finished surface. However, the posts and support beams may be outside the finished surface if compliance with this standard is deemed impractical by the City Planner.
Retaining walls are permitted where the wall is reasonable necessary due to topography, where the wall is located at least two (2) feet from any street right-of-way, and where the wall does not extend more that six (6) inches above the ground level of the land being retained. Retaining wall construction is subject to approval by the City Engineer and City Building Inspector.
6. Maintenance. All fences and walls shall be maintained in their original upright condition. Fences or walls designed to be painted or have other surface finishes shall be maintained in their original condition as designed. Missing boards, pickets, or posts shall be replaced in a timely manner with material of the same type and quantity.

7. Graphics
1. Line of Sight



2. Required Yards



24-013 DISTRICT REQUIREMENTS

Refer to Site Review Regulations (Ordinance #1020) for more detail.

- a. In the R-R, R-E, R-1, and R-SF Districts, one shade tree per dwelling unit is required in the front or corner side yard, and one tree per 7,000 square feet of site area for uses other than residences.
- b. In the RMF-1, and R-MF2 Districts, buffer plantings, which shall include the equivalent of a minimum of 1 evergreen tree or 1 shade tree and 3 large shrubs for each 30 feet of adjacent project boundary, shall be provided for such development adjacent to single family or two family zoned properties. Such buffer plantings may be arranged on any portion of the property. One tree and one shrub shall be provided in addition to the buffer planting for each 4 living units. Buffer plantings may be required to be concentrated along potentially unsightly areas or where sensitive areas exist on adjacent property.
- c. Districts GBD and LBD: A 6' fence is required along any property line adjacent (or across the alley from) to any residential property.
- d. Districts I-LT, I-MD and I-H: A buffer area shall be provided along side and rear property lines common to or across an alley from residentially zoned property and shall consist of an area 15 feet in width improved with a six foot architectural screen adjacent to the property line and one row of shade trees spaced not more than 40 feet on center and one row of large shrubs spaced not more than eight feet on center.
- e. District I-H and Special Use Districts. Trees may be required depending on the particular location and surroundings of the project up to a maximum of 1 tree per 15,000 square feet of site area. Auto salvage yards shall be enclosed by a minimum 8 feet tall architectural screening fence, and nothing shall be stored to a height greater than the height of the fence.

24-014 EXISTING PLANT MATERIAL

Where healthy plant material exists on a site prior to its development and where such plant material is not damaged by site development procedures, such plant material may be credited toward the minimum number specified for each zoning category. Such existing plant material must, however, be in keeping with the intent of this ordinance. This will be determined by its type, size, and location as noted in the required landscape plan. No artificial plants or vegetation shall be used to meet any standards of this section

24-015 PLANTING REQUIREMENTS

The following include minimum planting sizes.

- a. Trees
 1. Shade trees - two-inch caliper as measured 12 inches above ground. Nuisance trees should be avoided.

2. The City encourages the planting of native materials which require less water and maintenance.
 3. Ornamental deciduous trees - 6 feet to 8 feet in height.
 4. Evergreen trees - 5 feet to 6 feet in height.
 5. Trees down to 75% of the minimum planting sizes may be permitted if a proportionately greater number of trees are planted.
- b. Shrubs (deciduous and evergreen) - size varies determined by function.
 - c. Ground cover and vines used for ground cover - to be planted in size and number needed to provide 75% coverage after two full growing seasons. Areas intended for ground cover and subject to erosion must be provided with a form of temporary soil surface stabilization until vegetative cover can be established.
 - d. Turf Grass - grass areas may be sodded, plugged, sprigged or seeded. Areas subject to erosion must be sodded or, if other methods are used, proper soil stabilization must be provided until complete vegetative cover is achieved. Complete coverage must be established in the first growing season.
 - e. Landscape Screening - plant material used for screening shall provide coverage of at least 50% of the required screening area in the first growing season. Total coverage must be accomplished by the third growing season. Deciduous plant material used for screening purposes shall have a twig or branch structure dense enough to provide a solid winter screen. Plant material used for screening purposes may exceed screening height requirements provided such plant material does not adversely affect adjacent properties. At the discretion of The City Planning Commission, plant selection for screening purposes shall be certified by a registered, licensed landscape architect or nurseryman that such plant material will conform to the standards and objectives of this ordinance.

24-016 MAINTENANCE

The owner, developer, their agents and successors shall be responsible for all maintenance. All landscaping must be maintained in a healthy and orderly appearance, and kept free of debris and dead plant material. All plant material which has died or has been severely damaged by insects, diseases, vehicular traffic, acts of God, vandalism, etc., must be replaced by the next planting period. Architectural screening shall be maintained in good repair.

24-017 LANDSCAPE MATERIAL AND SCREENING INSTALLED PRIOR TO FINAL OCCUPANCY

All landscape elements and screening must be in place and in proper condition prior to issuance of final certificate of occupancy. In instances where adverse weather or seasonal restriction precludes planting, a temporary occupancy may be granted by the City Administrator.