

## Chapter 19.23

### LANDSCAPING STANDARDS

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#### **19.23.010**      **Intent and purpose.**

Landscaped areas and buffers provide visual relief and protect one land use from the adverse effects of another. Landscaping can also help to eliminate nuisances and conflicts between adjacent land uses or between a land use and a public road. For these reasons, the city establishes provisions contained in this Chapter 19.23 to regulate the location, extent, and maintenance of landscaping in all zones. (Ord. 544 §1(part), 2000).

#### **19.23.020**      **Variance from minimum landscape standards.**

The community development director or designee may authorize exemptions to any of the design and improvement standards in this chapter. Such exemptions may be granted if the director or designee finds that the proposed design or improvement is in substantial compliance with the purpose and intent of this chapter. (Ord. 544 §1(part), 2000).

#### **19.23.030**      **Applicability.**

A. The minimum standards of this chapter shall apply to all new construction, expansion, renovation, conversion, and alteration of existing uses or structures in all zone districts and land uses.

B. Landscaping and buffering requirements shall be provided at the time of commencement of the use of the land or construction of the building, or at the time of renovation, conversion, alteration, or expansion by adding floor area, dwelling units, rooms, beds, or seats to a structure. (Ord. 544 §1(part), 2000).

#### **19.23.040**      **Detailed landscape and irrigation plans required.**

A. Detailed landscape and irrigation plans shall be required for all development subject to the provisions of this Chapter 19.23. Such plans shall be submitted to and approved by the community development department prior to the issuance of building permits.

B. Landscape and irrigation plans shall be prepared by a registered landscape architect. Such plans shall be fully dimensioned. (Ord. 544 §1(part), 2000).



**19.23.050 General provisions.**

A. For nonresidential uses, all front, side, and rear yards shall be landscaped and maintained. The types of plants, their sizes, number, irrigation, and maintenance shall comply with the landscaping standards of the city.

B. Landscaping in residential zones shall be required in front, side, and rear yards where the lot adjoins a dedicated street.

C. Aside from required landscaping in yards, developments in the R-3 zone shall provide landscaping and street trees or sidewalks and street trees for the parkway portions of adjoining streets.

D. Property owners shall maintain the planting strip abutting each property regardless of whether the property is developed or not, except that routine maintenance on any city-owned tree shall be conducted only by the department of public services, except as permitted by Section 19.23.060(E).

E. Any tree, shrub, or part thereof on private property that overhangs any street so that it endangers life, safety, or public property shall be removed, trimmed, or cut off within ten days after written notice from the city.

F. Occupants of a property abutting a public street or alley shall keep private trees from overhanging into the public right-of-way. Trees shall be trimmed to maintain a minimum clearance of ten feet above the sidewalk, fourteen feet above a curb, seventeen and one-half feet at center in residential areas, and seventeen and one-half feet above the curb at bus stops.

G. Parking areas shall be landscaped pursuant to the provisions of Section 19.21.120 (Landscape requirements) of this Title 19. (Ord. 544 §1(part), 2000).

**19.23.060 Street trees.**

A. Street trees may be required as a condition of approval for any subdivision, lot split, or other permit issued in compliance with this Title 19 or other applicable city regulation.

B. Only trees identified in the city's list of required street trees shall be planted along a public street, parking strip, public right-of-way, or parkway.

C. Street trees shall be planted in accordance with the requirements of the master street tree plan.

D. Owners of a property fronting a public street shall be responsible for the adequate watering of all street trees abutting that property and shall bear the cost of replacement of any street tree that dies as a result of insufficient watering or care.

E. No person shall plant, trim, or remove any tree or shrub on any public street or right-of-way without approval of a permit by the department of public services. Such permits shall be granted to public utility companies and agencies to ensure the safe operation of their businesses and shall be valid for one year from the date of issue.

F. The following acts in planting strips or parkway areas are prohibited:

1. Construction of a treewell with diameter less than four feet or otherwise filling the ground area around a tree so as to shut off light, air, or water from the roots.

2. Piling of any building material, equipment, or other substance around any tree so as to cause injury.

3. Pouring of any deleterious matter on or around any tree or on the ground or on any lawn in such a manner as to damage the tree.

4. Cutting, breaking, defacing or damaging a tree in any manner whatsoever.

5. Placing or allowing to remain in any parkway area any vegetation (other than an approved tree) or structure exceeding eighteen inches in height.

6. Posting or affixing to any city tree any bill, poster, picture, placard, announcement, notice, advertisement, or sign.

G. Violation of any provisions of this Section 19.23.060 shall be considered a misdemeanor. (Ord. 544 §1(part), 2000).

**19.23.070 Trees.**

In addition to any trees required within parking areas and required street trees, an additional one tree shall be provided for every three hundred square feet of landscaped area. Of the total trees provided, a minimum of thirty-five percent shall be twenty-four-inch box size or larger. (Ord. 544 §1(part), 2000).

**19.23.080 Shrubs.**

Areas planted with shrubs shall be planted with a minimum of one shrub per twenty-five square feet. Sixty percent of the shrubs shall be at least five-gallon size or larger. (Ord. 544 §1(part), 2000).

**19.23.090 Ground cover.**

Ground cover may be provided in the form of turf, shrubs, vines, or similar live plant materials. Such material shall be planted in a manner to provide one hundred percent coverage within two years of initial planting. Any such material provided shall be maintained in a neat and healthy condition. (Ord. 544 §1(part), 2000).

**19.23.100 Walls, screening, and buffers.**

A. A ten-foot high, densely landscaped buffer shall be provided along the boundary of all industrially zoned property where it abuts a residential or commercial zone.

B. Where a berm is provided, a three to six foot high masonry wall is allowed at the setback line with a berm to add to its height.

C. Buffers located along the outer perimeter of a parcel may be used for passive recreation. (Ord. 544 §1(part), 2000).

**19.23.110 Landscape maintenance.**

The property owner shall permanently and continuously maintain all landscaping in a neat, clean, and healthy condition, including removal of litter, proper pruning, mowing of lawns, weeds, fertilizing, and watering; and replacement of diseased and/or dead plants. (Ord. 544 §1(part), 2000).

**19.23.120 Nonconforming landscaping.**

A. "Nonconforming landscaping" is defined as any combination of plant materials, water features, and irrigation systems which does not conform to the site coverage, percentage distribution, installation, maintenance, or other requirements of this chapter.

B. Any landscaping that is made nonconforming by the provisions of this chapter or any previous ordinance regulating landscape coverage, distribution, installation, or maintenance shall not be required to be improved to meet the minimum standards of this chapter unless improvements to the site are made as outlined in subsection C of this section.

C. Whenever improvements to an existing building or development site are proposed and the value of such improvements is equal to or greater than fifty percent of the total assessed value of existing property improvements, as determined by the community development director, then all nonconforming landscaping shall be required to be improved to meet the minimum standards of this chapter. (Ord. 544 §1(part), 2000).

**19.23.130 Water-conserving landscaping.**

A. The purpose of this section is to establish standards and procedures for the design, installation, and management of water-conserving landscapes in order to utilize available plant, water, and land resources to avoid excessive landscape water demands while ensuring high quality landscape design.

B. These requirements shall be applicable to new and rehabilitated landscaping for industrial, commercial, office, and institutional developments; to parks and other public recreational areas; to multifamily (five or more units) residential and PUD common areas; to model home complexes; and to city road medians and corridors.

C. These requirements shall not be applicable to:

1. Homeowners providing landscaping at single-family or multiple-family complexes with fewer than five units.
2. Cemeteries.
3. Registered historical sites.
4. Ecological restoration projects that do not require a permanent irrigation system.
5. Mined-land reclamation projects that do not require a permanent irrigation system.
6. Any project with a landscaped area less than one thousand square feet, unless the community development director determines that substantial compliance with the purpose of this section as stated in Section 15.06.010 requires that a landscape plan be submitted.

D. Landscape plans shall be prepared in accordance with the standards set forth in this section and any applicable guidelines and submitted and approved prior to the issuance of building permits.

E. Prior to issuance of a building permit, a landscape plan application shall be submitted by the owner of the affected property, his agent, or by a public entity to which the provisions of this subsection apply for review by the community development director. The application shall be completed on forms furnished by the director.

F. No landscape plan application shall be approved unless the community development director finds that the plan: complements the design of the project; is consistent with the provisions of this section and applicable guidelines; and is compatible with adjacent existing or future public landscaped areas, and with the elevations and appearances with existing structures located upon lots within the immediate vicinity of the lot that is the subject of such application.

G. Each landscape plan shall consist of the following elements, including but not limited to the following information:

1. Water Conservation Concept Statement. Each landscape plan shall include a cover sheet referred to as the "Water Conservation Concept Statement," which serves as a checklist to verify that the elements of the landscape plan have been completed. The statement shall include a brief narrative summary of the project, including calculations of the project's maximum water allowance and estimated applied water use.

2. Planting Plan. The planting plan shall identify the location, spacing, number, and container size of all plant materials, including common and botanical names. The planting plan shall be drawn on project base sheets in a clear and legible fashion in accordance with the guidelines for this subsection.

3. Irrigation Plan. The irrigation plan shall identify all components of the irrigation system drawn on project base sheets in a clear and legible fashion in accordance with the guidelines for this section.

4. Annual Irrigation Schedule. The annual irrigation schedule shall be prepared with a minimum four-season water schedule for both the plant establishment period and for mature landscape. The irrigation schedule shall include run time and frequency of irrigation for each station.

5. Soils Test. The landscape plan shall include a report of soils test that includes information on soil infiltration rate, soil texture, and agricultural suitability. No soil test shall be required if the soil type can be determined by reference to the city soil map maintained by the community development director and the soil is amended as required by the director; provided, however, a soils test shall be required if substantial amounts of soil are imported to the property.

H. Decorative water features such as pools, ponds, and waterfalls used in landscaped areas shall incorporate recycling of water, and, where available, use reclaimed water. Decorative water features shall be designed and operated to minimize water loss.

I. Each landscape irrigation system shall be metered for water use, separately from domestic and other nonlandscape use.

J. Each landscape irrigation system shall be periodically audited for conformance with the approved plan, in accordance with the State of California Landscape Water Management Program—Landscape Irrigation Auditor Handbook, incorporated in this chapter by reference. Such audits shall be conducted on a regular basis, at intervals of not less than every five years.

K. For each subdivision with model homes the developer shall submit a landscape plan and install landscaping for each model home, incorporating the requirements of this section and including:

1. Signs identifying elements of the water conserving landscape and irrigation system design placed around the model.

2. Literature describing water conserving landscapes to be available to individuals touring the model.

3. The location, text, and size of signs shall be clearly shown on the landscape plan and shall be in substantial accordance with the guidelines of this section.

L. Upon completion of the installation of the landscaping, the designer shall certify that the landscape complies with all requirements of this section. Certification shall be accomplished by completion of a landscape certificate on a form approved by the director. Failure to submit a complete and accurate landscape certificate will delay final approval of the project and/or result in discontinuance of water service.

M. The community development director shall develop a list of plants that are commonly used in landscape designs with water requirement classifications of low, medium, and high to assist landscape designers to choose species of appropriate water demands to comply with this section and to group species of similar water demands to facilitate efficient irrigation. This list shall be included in the landscape guidelines developed to implement the provisions of this section. (Ord. 544 §1(part), 2000).

#### **19.23.140 Fencing and landscaping requirements for vacant lots.**

The owner(s) of vacant real property is required to install acceptable fencing material as defined in this chapter and provide landscaping as follows:

A. "Vacant real property" is defined as a parcel of land upon which no building, structure, artwork, or other improvements exists.

B. Opaque wrought iron or chain link fencing with a minimum height of five feet shall be provided around the perimeter of the vacant property beginning immediately behind the required landscaped area.

1. Other materials, such as wood or masonry, are not permitted.

2. No sharp objects or points are permitted on top of wrought iron or other fences.

3. Gates shall be provided to allow for property maintenance, but must be closed and locked at all times except when maintenance or clean-up work is being performed on the property.

C. The first seven feet of any vacant parcel facing a public or private street, sidewalk or alley shall be landscaped with permanent, live planting material.

1. Acceptable landscaping shall include shrubs, trees, hedges, and vines.

2. Ground cover and lawn shall be acceptable only when planted in conjunction with shrubs, trees, hedges, or vines.

3. Landscaping in pots or other containers shall not be used to satisfy this requirement.

D. All landscaping must be watered and maintained on an ongoing basis. Dead or dying plant material must be replaced in a timely manner.

E. Fencing, landscaping and irrigation plans shall be submitted for the review and approval of the city planning department prior to installation. Such plans shall also indicate the type, materials, colors, height, and location of all fences and gates. (Ord. 581 §1, 2004).