

## **Chapter 20.57      Landscaping**

### **20.57.010      Purpose.**

The purposes for which the regulations codified in this chapter are adopted include the following:

- A. To enhance the community's aesthetic character;
- B. To ensure high quality landscaping is utilized throughout the city;
- C. To reduce negative impacts between incompatible uses and districts, especially the impacts on single-family residential uses and districts;
- D. To provide visual screening for necessary and sometimes unsightly elements, such as trash and utility facilities.

### **20.57.020      Applicability.**

The requirements set forth in this chapter shall be applicable to all new multifamily developments and to substantial remodeling of any such structure where the cost of the work exceeds fifty (50) percent of the assessed value of the structure.

### **20.57.030      General requirements.**

- A. All multifamily development, excluding development of one duplex on a separate lot or parcel, shall provide and maintain landscaping consistent with the requirements set forth in this chapter.
- B. All conditional use permit applications for multifamily development subject to the requirements set forth in this chapter shall include a conceptual landscaping plan substantially in conformance with the requirements set forth herein. The city council may establish conditions of approval related to landscaping as part of the conditional use permit review and approval process.
- C. All building permit applications for structures subject to this chapter shall include a landscaping site plan that conforms to the requirements set forth in this chapter and that incorporates all conditions of approval related to landscaping established by the city council in conjunction with conditional use permit review and approval. The landscaping site plan shall be reviewed by the city building official to ensure conformance with the requirements set forth in this chapter.
- D. Prior to issuance of a certificate of occupancy or prior to final inspection approval if no certificate is required, all landscaping included in the approved landscaping site plan shall be installed to the satisfaction of the building official or bonded at 150 percent of the estimated cost of all uncompleted work. Any such bond shall be for a maximum period of one year.
- E. Existing trees which will be saved and which meet the minimum specification herein specified, shall count toward meeting the requirements herein, provided they are of an acceptable species as to their location.
- F. The maintenance of all required landscaping shall be a continuing obligation.

### **20.57.040      Submittal requirements.**

- A. Professional quality. All conceptual landscaping plans and landscaping site plans shall be of professional quality and, be prepared by a qualified professional unless otherwise allowed by the building official.
- B. Planting map. All plans shall be drawn to scale and clearly show the location, size, spacing and species of all proposed plantings in relation to the existing and proposed improvements on the site.
- C. Plant species. Proposed plantings shall include those trees, shrubs and ground covers that are native to the area or that are recognized as being well adapted to survival in this climate.
- D. All landscaping site plans shall include specifications addressing proper planting, irrigation and maintenance.
- E. All plans shall include details regarding proposed site grading and changes to existing topography.

**20.57.050 Standards.**

- A. Street trees. One street tree shall be provided for every 50 feet of street frontage abutting the property. Said trees shall be installed adjacent to the right-of-way within the property lines or within the right-of-way subject to the approval of the utilities superintendent.
- B. Front and side yards. Landscaping that includes a combination of trees, shrubs and ground covers shall be provided within the front and side yards adjacent to the primary structure to enhance the visual appearance of the site. This may include landscape beds immediately adjacent to the structure, landscape beds separated from the structure, and individual trees planted throughout the yard areas. The city building official shall review all landscape site plans to ensure they will achieve the purpose set forth in this chapter.
- C. Bare ground (areas not covered by buildings, parking areas, landscaping beds, grass or other ornamental landscape features, such as rockeries) shall be avoided.
- D. Sites adjacent to single-family residence. Any site that directly abuts a property containing a single-family residence shall provide a landscaped buffer along the abutting property line that has a width of three feet to provide screening from the adjacent property.
- E. Sites adjacent to single-family residential zones. Any site that directly abuts a property located in a residential zone other than the residential, high-density zone shall provide a landscaped buffer along the abutting property line that has a width of three feet to provide screening from the adjacent property.
- F. Parking areas. Screening adjacent to required parking areas shall be provided consistent with chapter 20.56.
- G. Sight obstructions. Landscaping shall not obstruct clear vision at street corners or driveway entrances.
- H. Refuse and outdoor storage areas. Garbage and recycling receptacle areas shall be screened on at least two sides, including being screened from the adjacent public street. Such screening may be provided through a combination of landscaping or other enclosure. Screening shall also be provided adjacent to outdoor storage areas.

**20.578.070 Planting requirements.**

- A. Street trees shall be a minimum of six (6) feet in height at the time of planting and shall include those species that are acceptable to the utilities superintendent.
- B. Other landscape trees shall be a minimum of four (4) feet in height at the time of planting.

C. Staking. All trees over eight feet high should be securely staked or guyed until the roots become established but in no case less than one year.

D. Mulching. All planting areas shall be mulched at the time of planting.

E. Irrigation and drainage. Provisions should be taken to ensure that all landscape beds have proper irrigation and drainage.