

Chapter 4.40 Landscape Standards

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4.40.010 Purpose

The purpose is to ensure that development is aesthetically pleasing and compatible with surrounding development, and to support the goals of the General Plan by:

A. Establishing requirements for landscaping to enhance the appearance of public street frontages and development projects, conserve water, control soil erosion and provide visual buffers where necessary.

B. Encouraging the use of natives, drought tolerant, and low water usage plants to reduce water usage.

C. Requiring the provision of adequate landscaping in connection with new development, the expansion of existing developments, and changes in uses.

D. Ensuring water landscaping practices are in compliance with AB 1881 Government Code §65597 (Water Efficient Landscape Ordinance).

[18.86.010 & new]

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4.40.020 Applicability

The provisions of this Section shall apply to all land uses as follows:

A. New Projects. All new projects shall provide landscaping in compliance with this Section.

B. Existing development

The approval of a development application for minor additions (e.g., 25 percent or less of the existing floor area) and/or a change in use within an existing development may include conditions of approval requiring compliance with specific requirements of this Chapter.

C. Timing of Installation

Required landscape and irrigation improvements shall be installed prior to the final building inspection unless specified otherwise in the project's Minor Use Permit or Use Permit.

D. Alternatives to requirements

The Review Authority may modify the standards of this Chapter to accommodate alternatives to required landscape materials or methods, where the Review Authority determines that the proposed alternative will be equally or more effective in achieving the purposes of this Section.

4.40.030 Landscape and Irrigation Plans [new]

A. Landscape and Irrigation Plan Requirement.

Landscape and Irrigation Plans shall be required for development in all residential, commercial, and industrial zones with the exception of the E, R-1, T2, T2.5, and T3 zones

B. Conceptual Landscape Plan. A Conceptual Landscape Plan shall be submitted as part of the planning application. If no planning application is required, a Final Landscape Plan shall be submitted (see Subsection C.).

C. Final Landscape Plan

A Final Landscape Plan shall be submitted as part of the building permit application. The Director shall approve the Final Landscape Plan if it is in substantial compliance with the landscaping requirements of this Section and the Conceptual Landscape Plan, if required to be submitted. All irrigation systems shall be designed to maximize water conservation.

D. Compliance with State Model Water Efficient Landscape Ordinance. All projects with greater than 2,500 square feet of landscaping shall comply with Government Code Section 65591 et seq. to provide water conservation.

4.40.040 General Standards

A. Landscape Coverage

1. All projects shall meet the minimum landscape coverage for lot area as established in Table 4.40.040:

2. Exceptions.

The minimum landscape coverage requirements may be reduced by the Review Authority as follows:

- a) In commercial and industrial zones if a finding is made that it is impractical or infeasible to meet the minimum standards and the proposed landscaping is in compliance with the purpose of this Section.
- b) In residential zones for non-residential uses (e.g., churches) if a finding is made that the proposed landscaping is in compliance with the purpose of this Chapter.

E, R-1, T2, T2.5, T3 Zones	40%	MHP Zone	5%
R-2 Zone	20%	C1, C2, C3, C4, T4, T4.5, T5, SD2.1 Zones	5%
R-3 Zone	20%	A Zone	50%
RP Zone	10%	PD Zone	Same as underlying zone
M1 and M2 Zones	10%		

¹ Percentage of the developed lot or all open space area, whichever is greater.

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B. Hardscape [new]

1. Required planter or landscaped areas may be combined with pedestrian walks and similar hardscape areas provided that such hardscape areas do not cover more than 40 percent of any required planter or landscaped area.
2. Ornamental or landscaping rock and gravel areas, high quality (high face weight) artificial turf, or other areas covered with other artificial materials shall be considered hardscape areas for the purposes of this provision.
3. Artificial turf shall consist of a combination of green, yellow, and tan fibers to simulate the look of natural grass and shall be consistent with the type and species of natural turf located within the City. A sample piece of artificial turf must be submitted for review and approval by the Director prior to installation.
4. Paving shall be limited to a maximum of 50 percent of the front or street side setback areas of residential zones in order to limit the amount of hardscape paving in these areas; except that the Review Authority may allow an increase for irregularly shaped or small lot that lacks sufficient area for adequate driveway and pedestrian access.

Example Use of Hardscape in Required Landscaped Setback



C. Approved Plant List

Landscaped materials and trees installed in planters or landscaped areas shall be selected from a list of approved plants established by the Commission and maintained by the City Planner.

D. Specific to Multi-family Developments

The following standards apply to landscaping in multifamily developments:

1. Setback Areas

- a) Front and street-side side setback areas, excluding approved driveway entrances, manoeuvring areas, and public sidewalks, shall be landscaped.
- b) Within the setback area per Subsection a. above, trees shall be planted no farther than 50 feet apart and no closer than five feet from the back of the sidewalks.

2. Interior Open Space. All interior open space areas shall be landscaped with live landscaping.

3. Parking Landscaping. Additional planters and landscaped areas shall be provided in off-street parking areas in compliance with 4.40.050 (Parking Area Landscaping). [18.86.030]

E. Specific to R-1 and T3 Developments [new]

1. All front setback areas shall be landscaped with plant materials or a combination of plant materials and permeable surfaces and shall be permanently maintained in a neat and orderly manner.
2. In front setback non-living materials may be used as ground cover including but not limited to: wood chips, bark, decorative rock, and stone. Plant materials shall compose a majority (more than 50%) of the street setback areas, exclusive of permitted driveways.
3. Other than permitted hardscape, all areas not planted shall be covered (top dressed) with materials such as wood chips or approved alternative. Top dressing beneath tree canopies shall be to the satisfaction of the Director, and shall be calculated as area of live plant material.

F. Specific to Mobile Home Parks

The following standards apply to landscaping in mobile home parks:

1. Setback Areas

- a) Setback areas between streets and the perimeter fence of the mobilehome park could exceed five

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percent, excluding approved driveway entrances and public sidewalks, and shall be landscaped.

- b) Within setback area per Subsection a. above, trees shall be planted not farther than 50 feet apart and no closer than five feet from the back of the sidewalks.

- 2. Trees.** Within the interior of the mobile home park, at least one tree per mobile home space shall be planted at the time of or prior to development of each individual space. [18.86.040]

G. Specific to Commercial, Recreational, Industrial, and Institutional Uses

The following standards apply to landscaping in commercial developments, recreation, entertainment, and tourist facilities, industrial developments, and institutional uses:

- 1. Determination of Planting Area.** No planting area shall be considered as such unless it contains at least 24 square feet and is a minimum of four feet in width.

2. Utilities

A three-foot minimum distance shall be required between landscaping and utility and/or electrical cabinets.

- 3. Setback areas.** Setback areas that are not used for vehicular and pedestrian access shall be landscaped.

4. Trees

- a) Trees shall be a minimum size of 15 gallons, shrubs shall be a minimum of five gallons.
b) Trees shall be planted at a maximum of one tree per 30 lineal feet of street frontage.
c) Along any interior or rear property line abutting residentially zoned lots, trees shall be planted at least every 10 feet in individual planters.
d) Trees shall be a mix of deciduous and evergreen varieties.
e) Trees planted under power lines shall not exceed a 24 foot maximum height. [18.86.050]

4.40.050 Parking Area Landscaping

A. Applicability

Parking areas for all non-residential uses shall be landscaped in compliance with this Section.

B. Adjacent to Streets [new]

1. Landscaping shall be designed and maintained to screen parking areas from public streets. Screening materials may include a combination of plant materials, earth berms, fences/walls, raised planters, or other screening devices at a minimum height of two feet, in compliance with Section 4.40.080 (Fences and Screening).

2. Plant materials, signs, or structures within a traffic safety visibility area of a driveway shall comply with Section 4.20.030.C (Height Limit at Street Corners).

C. Interior Parking Lot Landscaping [new]

- 1. Amount of landscaping.** The minimum landscape area within a parking area shall be 5 percent of the gross parking lot area. The Review Authority may

approve a reduction for small in-fill parking lots where compliance with this standard is not feasible without significantly reducing the number of parking spaces.

- 2. Location of landscaping.** Landscaping shall be dispersed throughout the parking area and include interior landscape planters and perimeter landscaping.

D. Groundwater Recharge [new]

The design of parking lot landscape areas shall consider and may be required to include provisions for the on-site detention of stormwater runoff, pollutant cleansing, and groundwater recharge.

E. Plant material [new]

Required landscape shall include trees, shrubs, and ground covers. Artificial plant material is prohibited. [new]

- 1. Plant List.** Landscaping materials and trees shall be selected from a list of approved plants established by the Commission and maintained by the Director.

4.40.050 Parking Area Landscaping

2. Size at time of planting. Plant materials shall be sized and spaced to achieve immediate effect and shall not be less than a 15-gallon container for trees, one-gallon container for shrubs, and one-gallon or less for perennials, vines, and mass planting, unless otherwise approved by the Review Authority on the basis that the alternate size will achieve the desired immediate and/or long-term effect equally well.

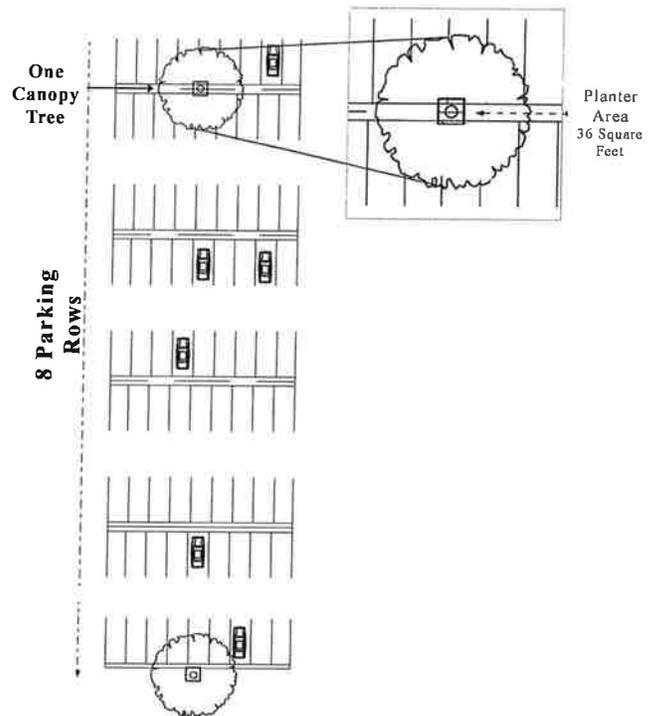
3. Trees

- Trees shall be planted and maintained throughout the parking area at a minimum ratio of one tree per 8 parking spaces.
- One canopy tree shall be planted within a minimum 36 square foot area at every eight rows of single row or double row of parking stalls (See Figure 4.40.050).
- Trees in landscape planters less than 10 feet in width or located closer than five feet from a permanent structure shall be planted with root barriers or root barrier panels to prevent damage to adjacent structures or pavement.
- Trees with large canopies are required in parking lots, with accent trees at entries.

4. Groundcover and shrubs [new]. The majority of areas required for landscaped shall be covered with groundcover, shrubs, or other types of plants.

- Groundcover shall be provided throughout the landscaped area and shall be spaced to achieve full coverage within one year.
- Turf is discouraged.
- Crushed rock, redwood chips, pebbles, stone, and similar materials shall be allowed up to 15 percent of the total required landscape area.
- Landscaped areas shall be top dressed with a bark chip mulch or approved alternative to avoid exposed bare soil.

Figure 4.40.050 Parking Landscaping



4.40.060 Irrigation Requirements

Within each planter or landscaped area, an irrigation system and live landscaping shall be provided and maintained in compliance with Section 4.40.070 (Maintenance). [18.86.060]

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4.40.070 Maintenance

- A. Each property owner is responsible for the maintenance of all landscaped areas on site, as well as contiguous planted areas within the public right of way.
- B. All landscaping (e.g., ground cover, hedges, lawns, shrubs, and trees) shall be maintained in a healthful and thriving condition at all times..
- C. Irrigation systems and their components shall be maintained in a fully functional manner.
- D. The landscaping shall regularly be kept clean and free of debris, litter, and weeds.
- E. All dead or decaying material shall be replaced with new material within 30 days upon notice of the Department.
- F. All fences and walls that have been incorporated into an approved landscaping plan shall regularly be maintained in an attractive and safe manner.
- G Areas proposed for development in another phase occurring not within six months of the completion of the previous phase and that have been disturbed from its natural state shall be temporally seeded and irrigated for dust and soil control. [18.86.110]