

CHAPTER 182

ZONING ORDINANCE

OPEN SPACE AND LANDSCAPING REQUIREMENTS

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182.01 PURPOSE. It is the desire of the City to encourage development which is environmentally sensitive, socially responsive and aesthetically pleasing. To further these objectives, a minimum standard for landscaping is prescribed and landscape features are implemented to minimize the adverse effects commonly incidental to commercial and industrial property improvements. The use of artificial plantings shall not meet the requirements of this chapter.

182.02 SCOPE. The requirements of this chapter apply to all commercial and industrial development or redevelopment within the City.

182.03 DEFINITION. As used in this chapter, “quick growing tree” includes, but is not limited to, Acacia, Catalpa, Silver Maple, Tree-of-Heaven, Silk Tree, Alder, Beefwood, Eucalyptus, Ficus species, or any tree determined by a nursery to be a quick growing tree.

182.04 SIZE REQUIREMENTS.

1. Ground Covers and Shrubs. If ground covers or shrubs are utilized in areas required to be landscaped, planting shall be a minimum of two (2) to five (5) gallon pot size and spaced no more than four (4) feet on center depending upon species.
2. Deciduous Shade Tree. A minimum of 1¾ inch caliper measured at a point six (6) inches above the immediate ground level and normally capable of growing to a height of thirty (30) feet or more at maturity.
3. Deciduous Ornamental Tree. A minimum of 1¼ inch caliper measured at a point six (6) inches above the immediate ground level and normally growing to height of less than thirty (30) feet at maturity.
4. Evergreen or Coniferous Tree. A minimum height of five (5) feet measured above the immediate ground level.

182.05 LANDSCAPE REQUIREMENTS.

1. Minimum Open Space: The total land area developed as open space and landscaping shall not be less than ten percent (10%) of the gross land area included in the building lot. Such open space shall be maintained as grassed and landscaped area and shall not include access drives, parking areas, structures or buildings; except ornamental structures included as part of the landscaping theme.

2. Landscaping. At least ninety percent (90%) of the required open area shall be landscaped and maintained with living ground cover. Poured asphalt, concrete or similar hard surfacing shall not be used. Landscape areas must be capable of providing a substantially full expanse of foliage within three (3) years after planting.

3. Right-of-Way. The unpaved portion of a dedicated public right-of-way abutting any development shall be landscaped with sod or grass seed. Nonliving ground cover, including, but not limited to rock, stone, brick, concrete, asphalt, or other similar material shall not be used as landscape material in such areas, except that the Community Planning Director may authorize the use of non-living ground cover when it is determined that a location will not allow for adequate maintenance of sod, grass seed or other living ground cover.

4. Trees. Valuing the benefits provided from the use of trees in reducing heat, pollution, and the loss of habitat resulting from the use of expansive areas of hard surfacing for parking and other purposes, the following standards shall be met and maintained.

A. Number Required. Trees shall be required at the rate of one tree per fifty (50) feet of frontage or one tree per six (6) parking, loading and stacking spaces provided on the site, whichever is greater. Where fractional numbers of trees result, the number of required trees shall be rounded to the nearest whole number.

B. Interior Parking Lot Requirements. When parking spaces are provided on the site, one tree shall be placed in the parking lot for every eighteen (18) parking spaces. Every interior parking lot tree shall be located in a planting island within the hard surfaced parking area. Said islands shall be a least five (5) feet wide and contain a minimum of thirty-six (36) square feet per tree. Planting islands shall utilize raised curbs or wheel stops.

C. Existing Trees. The preservation of existing trees on a site is encouraged when they are in good condition and at least 1¾

inch caliper in size. Such trees may be counted as part of the required number of trees on a site. A credit of two (2) trees toward the number trees shall be given for each existing tree on a site that is of the type of tree listed in the above sections which is over ten (10) inch caliper in size measured six (6) inches above the immediate ground level. However, this credit may not be applied in reducing the number of required interior parking lot trees, unless the tree is located within the parking lot area.

D. Placement According to Type and Percentage.

- (1) Deciduous Shade Tree. Such trees may be utilized for 100 percent of the total tree requirement. Only such trees may be utilized for required interior parking lot trees.
- (2) Deciduous Ornamental, Evergreen or Coniferous Tree. Up to twenty-five percent (25%) of the required trees may be of these types. However, they shall not be planted in a driveway or intersection safety zone.
- (3) Quick Growing Trees. No more than fifty percent (50%) of all required trees shall be of these types.

E. Placement. Of the total number of required trees, a minimum of one tree per fifty (50) feet of street frontage shall be planted in the required front yard setback. Trees shall be located no closer than four (4) feet to the public right-of-way and all landscape materials required by this section shall be installed in accordance with accepted industry standards.

F. Maintenance. Property owners shall be responsible for the proper maintenance of all required landscape materials and any dead or substantially damaged landscape materials shall be replaced. The use of a sprinkler system is encouraged, and, at a minimum, water services shall be conveniently located to provide a permanent and easily accessible means of watering.

182.06 SITE PLAN. Landscaping required by this chapter shall be shown on the Site Plan for the property and shall include the types of landscaping to be used, the designation of the trees to be used, the total number of trees, and the number of trees by designation.