

# CHAPTER SIX

## DESIGN & IMPROVEMENT STANDARDS

### 6.5 LANDSCAPE, BUFFERING AND SCREENING STANDARDS

- A. **Purpose and Goals.** The purpose of this Section is to enhance the aesthetic appeal of new development. Landscaping reduces heat and glare, facilitates movement of traffic within parking areas, shades cars and parking surfaces reducing local and ambient temperatures, buffers and screens cars from adjacent properties, promotes natural percolation of surface waters, improves air quality, buffers and screens potentially incompatible uses from one another, and conserves the value of property and neighborhoods within the City.
- B. *General Landscape Standards.*
1. All landscaping required by this Code shall comply with the standards and requirements of this Section 6.5. The landscaping requirements of this Code shall not apply to a lot zoned for one (1) or two (2) dwellings. Landscaping for new developments shall occur in buffer areas, all interior parking areas, along the perimeter of the property, around new and existing structures, and along street frontages and within any right-of-way not used nor planned to be used for infrastructure.
  2. **Plant Quantities.** The amount of landscaping is based on gross area of proposed development.
  3. **Landscaping Standards.** All new development must install and maintain landscaping as required by this Code. (See Exhibit 6.5.A for an example of the landscaping requirements of this Section.)
    - a. On-site frontage landscaping may not apply in the B-2 zone downtown commercial. (See Zone District standards.)
    - b. Landscaping in the abutting right-of-way is required in addition to overall site landscaping requirements.
    - c. Buffer landscaping is required in addition to overall site landscaping requirements.
  4. **Acceptable Plant Material.** Vegetation must be suitable for Grand Junction's climate and soils. The Director may allow the use of any plant if sufficient information is provided to show suitability including salt tolerance, sun and shade requirements based on planting locations, growth habit, *etc.* Noxious weeds are not allowed. (The Director will keep a list of suitable plants.)
  5. **Minimum Plant Sizes are:**
    - a. Shade Tree, two inch (2") caliper [measured six inches (6") above root ball] at time of planting. At maturity, a shade tree has a height and/or spread of thirty feet (30') or greater. If two inch (2") caliper trees are not available due to seasonal shortages or shortages in desired varieties, the Director may approve the installation of smaller trees, provided the proportional difference in caliper inches

is compensated for by installing additional trees. For example, the installation of six (6) one and one-half inch (1½”) caliper shade trees would result in a short fall of three (3) caliper inches, which could be compensated for with two (2) additional one and one-half inch (1½”) trees. However, a minimum caliper of one and one-half inches (1½”) shall be required.

- b. Ornamental Tree, one and one-half inch (1½”) caliper [measured six inches (6”) above root ball] at time of planting. At maturity, an ornamental tree has a spread and height between fifteen feet (15’) and thirty feet (30’).
  - c. Evergreen tree, six feet (6’) tall at time of planting.
  - d. Deciduous shrub, 5-gallon container.
  - e. Evergreen shrub, 5-gallon container.
  - f. Perennials and ground covers, 1-gallon container.
  - g. Turf mix, native grasses and wild flower mix are the only vegetation that may be planted as seed.
6. **Irrigation.** All vegetation and landscaped areas must be provided with a permanent irrigation system.
- a. Non-potable irrigation water shall be used unless the Director allows the use of potable water.
  - b. An underground pressurized irrigation system and/or drip system is required for all landscape areas on the property and in any right-of-way.
  - c. If connected to a drinking water system, all irrigation systems require backflow prevention devices.
  - d. All irrigation for non-potable irrigation water systems must have adequate filters easily accessible above ground or within an appropriately sized valve box.
  - e. Native grasses must have a permanent irrigation source that is zoned separately from higher water demand landscapes. Once the grasses are established, irrigation to native grass areas can be reduced to a level that maintains coverage typical of the grass mix and to suppress weed growth.
7. **Landscape Plans and Equivalent Plants.**
- a. Landscape plans must identify the species and sizes of vegetation (SSID Manual).
  - b. All landscaping shall be installed as shown on the approved plan.
  - c. An equivalent species may be substituted in the field without prior approval of the Director, provided a revised drawing is submitted to the Department. Plants are “equivalent” if they have the same growth habit and rate, same cover, leafing, shade characteristics and function, have similar water requirements, thrive in the same microclimate, soils and water conditions.
  - d. All other changes to the landscape plan require prior approval from the Director.

- e. All development plans shall designate required landscaping areas.  
Subdivision plats shall designate required landscaping areas.
- 8. **Preservation of Significant Landscape Features.** Existing landscape features such as escarpments, large or old trees or stands, heavy vegetative cover, ponds and bluffs shall be identified by the Director as part of the development review process. To the extent the Director deems practicable, such features shall be preserved by the final plans and to such extent, count toward landscape and open space area requirements. Features to be preserved shall be protected throughout site development. If a significant live feature which was to be preserved dies or is substantially damaged the developer shall replace it with an equivalent feature as determined by the Director. No person shall kill or damage a landscape feature required to be preserved by this Section. The developer shall protect trees from compaction under the canopy drip line of the tree unless the City Forester says otherwise.
  - a. During construction, fencing or similar barriers shall isolate and protect the landscape features to be preserved.
  - b. All protection measures shall be clearly identified on the construction and landscape plans.
  - c. No vehicles or equipment shall be driven or parked nor shall any materials be piled within the canopy drip line of any tree to be preserved.
- 9. **Protection of Landscape Areas.** All landscape areas (except in the right-of-way where a street side curb does not exist) shall be protected from vehicles through the use of concrete curbing, large rocks, or other similar obstructions.
- 10. **Utility Lines.** If the location of utilities conflict with the landscaping provisions, the Director may approve an equivalent alternative.
  - a. Utility composite plans must be submitted with landscape plans.
  - b. Trees which will grow to a height of greater than fifteen feet (15') at maturity shall not be planted under electrical lines.
  - c. Ornamental and evergreen trees planted under an electrical line may count towards the total tree requirement.
- 11. **Sight Distance.** The owner shall maintain all vegetation, fences, walls and berms so that there is no site distance hazard nor road or pedestrian hazard.
- 12. The Director shall decide all questions of soils, plant selection and care, irrigation installation and other vegetation and landscaping questions.
- 13. Soil in landscape areas must be amended and all vegetation planted in accordance with good horticultural practices.
  - a. Details for the planting of trees, shrubs and other vegetation must be shown on the landscaping plans.
  - b. The owner shall keep each fire hydrant unobscured by plant material.
  - c. Shrub beds adjacent to turf or native grass areas are to be edged

with concrete, metal, brick or substantial wood material. Plastic and other light duty edgings are not allowed.

- d. Mulch and weed fabric are required for all shrub beds.
- e. The minimum square footage of planting area for a 5-gallon evergreen or deciduous shrub is sixteen (16) square feet. These minimum square footages may be varied by a qualified professional.

14. **Trees.**

- a. Trees should not be planted near a light pole if eclipsing of light will occur at maturity. Placing light poles in the parking lot, away from landscape area and between parking bays, helps eliminate this conflict and should be considered.
- b. Tree canopies may overlap by up to twenty percent (20%) of the diameter of the tree at maturity. Tree clustering may be allowed with some species so long as clustering does not adversely affect the mature canopy.
- c. At planting, tree trunks must be reasonably straight with minimal doglegs.
- d. Wire baskets, burlap wrappings, rope, twine or any similar shipping materials shall be removed before planting.
- e. The minimum square footage of planting area for a shade tree is 140 square feet. The Director may vary the minimum square footage.

15. **Maintenance.** The owners, tenants and occupants for all new and existing uses in the City must:

- a. Maintain landscaping in a healthy, growing, neat and well maintained condition;
- b. Maintenance includes watering, weeding, pruning, pest control, trash and litter removal, replacement of dead or diseased plant material, reseeding and other reasonable efforts.
- c. Any plant that dies must be replaced with an equivalent live plant within ninety (90) days of notification or, if during the winter, by the next April 1st.
- d. Hay mulch used during the preparation or establishment of landscaping must be certified weed-free by the Colorado Department of Agriculture.
- e. On his own or based on a citizen complaint, the Director may, without notice and without a warrant, walk on the landscaped portion of the property from time to time to inspect the condition of landscaping.

16. **Public Right-of-Way.** Except where a detached sidewalk exists or is proposed and approved (see d. below), landscaping on public right-of-way shall not be counted toward any landscape or open space requirements of this Code, unless specifically provided otherwise in this Code.

- a. All unimproved right-of-way adjacent on the side abutting a

development which is not in the City's five-year capital plan to be improved must be landscaped. All right-of-way landscaping shall be irrigated and maintained by the adjoining private property owner(s), unless the City agrees to accept it for maintenance. If it is to be maintained by the City, a separate irrigation system shall be provided.

- b. At least seventy-five percent (75%) of the unpaved adjacent right-of-way shall be landscaped with turf, low shrubs or ground cover. The Director may vary the required landscaping to obtain a consistent appearance in the area or with existing or planned right-of-way landscaping.
  - c. The owner of the nearest property shall keep all rights-of-way, which is not hard surfaced, free of weeds, litter junk, rubbish and obstructions. To prevent weed growth, erosion and blowing dust, right-of-way areas not covered by vegetation or paving shall be covered with mulch, wood chips, bark chips, decorative rocks or cobble or similar natural materials, to be underlain by weed fabric or other barrier.
  - d. Where detached sidewalks exist, or are proposed, a maximum of fifty percent (50%) of the public right-of-way landscaping may be counted toward the total required landscaping. The right-of-way landscaping between the curb and sidewalk shall contain street trees spaced every forty feet (40').
  - e. The Director may allow decorative paving in landscaped areas in commercial or other high pedestrian traffic areas if the decorative paving is compatible with nearby right-of-way paving and landscaping.
17. **Pervious Coverage.** Landscaped and buffer areas count toward the pervious area requirement.
18. The Director may approve an applicant's request to vary from the required number and types of plants or landscaped area if:
- a. The number of trees exceeds twenty-five percent (25%) of the minimum number of trees; and/or
  - b. Trees exceed the minimum caliper requirement by one inch (1") or more; and/or
  - c. Additional berming or other attractive buffering, public art, enhanced paving treatments for public plazas (brick or concrete pavers, tinted and stamped concrete, etc.) is provided The Director may grant up to a ten percent (10%) reduction of the square footage of improved area used to calculate the landscape requirement where these types of enhancements are included in a development.
  - d. Additional trees or larger trees can be exchanged on a per caliper inch basis with three (3) shrubs equaling one (1) caliper inch. Credit for using larger trees would be based on a direct exchange

of caliper inches. For example: ten (10), three inch (3") caliper trees equaling thirty (30) caliper inches is the same as fifteen (15), two inch (2") caliper trees equaling thirty (30) caliper inches; one (1), two inch (2") caliper tree equals six (6) shrubs. Trees may be substituted for shrubs, but shrubs may not be substituted for trees.

- e. If the total amount of required landscaping is provided, the Director may allow the owner to place the landscaping on another appropriate part of the lot.
19. If the Director is not the decision-maker, his authority shall be exercised by the decision-making body.
20. **Xeriscaping.** Because of Grand Junction's desert environment, xeriscaping and the use of xeric (low water use) plants are strongly encouraged. Xeriscape designs shall employ the seven (7) basic principles of xeric design which include "comprehensive planning and design for low water use, creating practical turf areas, selecting low water use plants and organizing plants by water usage, using adequate soil prep, using water conserving mulches, irrigating efficiently and maintaining the landscape appropriately". (Source: Denver Water Board).
- a. Low water use plants are encouraged for use in the "typical" urbanized landscape, especially where the plants can be irrigated (zoned) separately from higher water use plant material. This way of using xeric plants is compatible with any of the requirements of this Code.
  - b. Landscape designs that mimic the "desert" character of Grand Junction's setting are also encouraged, but must be carefully designed so that the basic requirements for shade, screening and buffering are met. Because of this, the Director must approve "desert" landscape installations as well as variances from the required plant coverage ratios or minimum plant sizes [e.g., where xeric plants are only available in one (1) gallon containers].

**C. Parking Lots.**

1. Interior Landscaping Requirement. Landscaping is required in the interior of parking lots to direct traffic, to shade cars and structures, to reduce heat and glare and to screen cars from adjacent properties. The interior of all parking lots shall be landscaped as follows:
- a. One (1) landscaped island, parallel to parking spaces, is required for each twenty (20) parking spaces. In lieu of the standard landscape island, one (1) "orchard style" landscape island may be used for every six (6) parking spaces. The orchard style landscape islands shall be evenly spaced between end landscape islands. (See Exhibit 6.5.B.)
  - b. Landscape islands must be at least 140 square feet. The narrowest/smallest dimension of a parking lot island shall be eight feet (8'), measured from back of curb to back of curb.
  - c. One (1) landscaped divider island, parallel to the parking lot drive

- aisles, designed to prevent diagonal movement across the parking lot, shall be located for every three (3) parking lot drive aisles.
- d. A landscape island is required at the end of every row of parking spaces, regardless of length or number of spaces.
  - e. Barrier curbing on all sides adjacent to the parking lot surface is required to protect each landscape islands from vehicles.
  - f. A corner area (where it is not feasible to park a vehicle) may be considered an end island for the rows on the perimeter of the parking lot.
  - g. Landscaping of the interior of a parking lot shall include trees and shrubs.
2. **Parking Lot Perimeter.** Landscaping is required around the entire perimeter of a parking lot to assist in the shading of cars, to assist in the abatement of heat and to reduce the amount of glare from glass and metal, and to assist in the screening of cars from adjacent properties. The perimeter of a parking lot is defined as the curb line defining the outer boundaries of the parking lot, including dumpster enclosures, bike racks, or other support facilities that are adjacent to the outer curb. Entry drives between a parking lot and the street, drives connecting two (2) internal parking lots or building entry plazas are not included in the perimeter area.
- a. Screening shall occur between a street and a parking lot and Street Frontage Landscape shall apply. (See Sections 6.5.C.3 and 6.5.D.)
  - b. The minimum dimension allowed for the parking lot perimeter landscape strip is six feet (6'). The width of a landscape strip can be modified by the Director, provided the intent of this Section is met.
  - c. Landscaping along the perimeter of parking lots shall include trees and shrubs.
  - d. Parking lots shared by more than one (1) owner shall be landscaped around the perimeter of the combined lots.
3. **Screening.** All parking lots abutting rights-of-way, entry drives, and adjacent properties must be screened. For this subsection, a screen means a turf berm and/or shrubs.
- a. A thirty-inch (30") high screen is required along seventy percent (70%) of parking lots abutting rights-of-way, entry drives, and adjacent properties, excluding curb cuts. The thirty inch (30") screen shall be placed so as to maximize screening of the cars in the parking lot, when viewed from the right-of-way and shall be measured from the ground surface, or the elevation of the roadway if the adjacent road is higher than the property.
  - b. Screening shall not be required between parking lots on adjoining lots where the two (2) lots are designed to function as one (1).
  - c. If a landscape area is thirty feet (30') or greater between a parking lot and a right of way, the thirty inch (30") high screen is not required. This thirty foot (30') wide or greater area must be 100%

- covered in plant material within three (3) years. Turf is allowed.
- d. The Director may approve a screen wall between a parking lot and a right-of-way if the lot or parcel is unusually small.
  - e. A screen wall must not be taller than thirty inches (30"), unless the adjacent roadway is higher than the property, in which case the screen wall shall be thirty inches (30") higher than the adjacent roadway.
  - f. Two (2) five-gallon shrubs may be substituted for four (4) linear feet of wall.
  - g. A column or jog or equivalent architectural feature is required for every twenty-five (25) linear feet of wall.
  - h. The back of the wall must be at least thirty inches (30") from the face of curb for bumper overhang.
  - i. Shrubs must be planted on the street side of the wall.
  - j. There must be at least five feet (5') between the right-of-way and the paved part of a parking lot to use a wall as a screen.
  - k. Wall elevations and typical cross sections must be submitted with the landscape plan at a minimum scale of one-half inch = one foot ( $\frac{1}{2}'' = 1'$ ).
  - l. Walls shall be solid masonry with finish on both sides. The finish may consist of stucco, brick, stone or similar material. Unfinished or merely painted concrete block is not permitted.
  - m. Shrub plantings in front of a wall are not required in the B-2 Downtown District.

**D.** *Street Frontage Landscape.*

1. Street Frontages. Within all zones (except single family uses in Single Family Zone Districts), the owner shall provide and maintain a minimum fourteen foot (14') wide street frontage landscape adjacent to the public right-of-way.
2. A minimum of seventy-five percent (75%) of the street frontage landscape shall be covered by plant material at maturity.
3. The Director may allow for up to fifty percent (50%) of the fourteen foot (14') wide street frontage to be turf, or up to 100% turf coverage may be allowed if the parking lot setback from the right-of-way exceeds thirty feet (30'). Low water usage turf is encouraged.
4. All unimproved right-of-way adjacent to new development projects shall be landscaped and irrigated by the owner and/or homeowners association as per the Sections of this Code.
5. Landscaping within the street frontage shall include trees and shrubs. If detached walks are not provided with street trees, street trees shall be provided in the street frontage landscape, including one (1) tree for every forty feet (40') of street frontage.
6. Where detached walks are provided, a minimum street frontage landscape of five feet (5') is acceptable.

**E. Buffers.**

1. **Zone District Buffering.** Buffers shall be provided between different zoning districts as indicated on Exhibit 6.5.C.
  - a. Seventy-five (75%) of each buffer area shall be landscaped with turf, low shrubs or ground cover.
  - b. One (1) medium sized tree is required per every forty feet (40') of boundary between different zones.
2. **Exceptions.**
  - a. Where residential or collector streets or alleys separate zoning districts, the Director can require more landscaping instead of a wall or fence.
  - b. Where walkways, paths, or a body of water separates zoning districts, the Director may waive a fence or wall requirement provided the buffering objectives are met by private yards.
  - c. Where a railroad or other right-of-way separates zoning districts the Director may waive the buffer strip if the buffering objectives are met without them.

**F. Fences, Walls and Berms.**

1. **Fences and Walls.** When a higher density or intensity zoning district abuts a lower density or intensity zone district, it is the responsibility of the higher density or intensity property to buffer the abutting zone district according to Table 6.5. When an existing fence or wall substantially meets the requirements of this Section, and Table 6.5 requires the same form of buffering, an additional fence on the adjacent developing property shall not be required. However, if the new development requires the placement of a wall, and a fence exists on the adjacent property, the wall shall be required. If a wall is required and a fence is in place, the wall must be placed adjacent to the fence. (Table 6.5 should be referenced to determine when a wall or a fence is required. The more stringent standard shall apply *i.e.*, if a wall is required and a fence is in place, the wall must be placed adjacent to the fence.) Fences and walls must meet the following:
  - a. Maximum height: six feet (6') outside of front setback, thirty-inch (30") height within the front setback and must meet all sight distance requirements.
  - b. Fence type: solid wood or material with a similar appearance, finished on both sides.
  - c. Wall type: solid masonry finished on both sides. Finish may consist of stucco, brick, stone or similar material but unfinished or merely painted concrete block is not permitted.
  - d. Location: within three feet (3') of the property line unless the space is needed to meet landscaping requirements.
  - e. A wall must have a column, or other significant architectural feature every thirty feet (30') of length.

- f. Any fence or wall over six feet (6') in height requires a building permit.
  - g. No person shall construct or maintain a fence or a wall without first getting a fence/wall permit from the Director.
2. **Berms.** Minimum requirements for berms are as follows:
- a. Maximum slope of four to one (4:1) for turf areas and three to one (3:1) shrub beds; and
  - b. To control erosion and dust, berm slopes must be stabilized with vegetation or by other means consistent with the requirements for the particular landscape area.

**G. Residential Subdivision Perimeter Enclosures.**

- 1. **Intent.** The decision-maker may approve (if requested by the applicant) or require (where deemed necessary) perimeter enclosures (fences and/or walls) around all or part of the perimeter of a residential development. Perimeter enclosures shall be designed to meet the following objectives of protecting public health, safety and welfare screen negative impacts of adjoining land uses, including streets; protect privacy; maintain a consistent or complementary appearance with enclosures in the vicinity; maintain consistent appearance of the subdivision; and comply with corridor overlay requirements.
- 2. **Specifications.** Unless specified otherwise at the time of final approval:
  - a. A perimeter enclosure includes fences, walls or berms, and combinations thereof, located within five feet (5') of the exterior boundary of a development.
  - b. The maximum height is six feet (6'), including within front setbacks; however, an enclosure constructed on a berm shall not extend more than eight feet (8') above the adjoining sidewalk or crown of road, whichever is lower.
  - c. New enclosures shall be compatible with existing enclosures in the vicinity, if such enclosures meet the requirements of this Code.
  - d. A perimeter enclosure in excess of six feet (6') is a structure and requires a building permit.
  - e. A perimeter wall must have a column or other significant architectural feature every thirty feet (30').
- 3. **Required Perimeter Enclosures.** The decision-maker may require a perimeter enclosure as a condition of the final approval if:
  - a. Use or enjoyment of property within the development or in the vicinity of the development might be impaired without a perimeter enclosure.
  - b. A perimeter enclosure is necessary to maintain a consistent and complementary appearance with existing or proposed perimeter enclosures in the vicinity.
  - c. A perimeter enclosure is necessary to control ingress and egress for the development.

- d. A perimeter enclosure is necessary to promote the safety of the public or residents in the vicinity.
  - e. A perimeter enclosure is needed to comply with the purpose, objectives or regulations of the subdivision requirements.
  - f. A perimeter enclosure is needed to comply with a corridor overlay district.
  - g. The Director will notify applicants of the need for a perimeter enclosure, if required.
4. **Design of Perimeter Enclosures.** A complete landscape plan for the required landscape buffer and a detail drawing of the perimeter enclosure must be submitted at the time of final approval: perimeter enclosure detail at a scale of one-half inch equals one foot ( $\frac{1}{2}''=1'$ ).
  5. **Landscape Buffer.** On the outside of a perimeter enclosure adjacent to a right-of-way, a fourteen foot (14') wide landscape buffer shall be provided between the perimeter enclosure and the right-of-way for Major and Minor Arterial streets and Urban Collectors. A five foot (5') wide landscape buffer for side and rear yard perimeters shall be provided on all other streets between the perimeter enclosure and the right-of-way.
    - a. Vegetation in the sight triangle (see TEDS) shall not exceed thirty inches (30'') in height at maturity;
    - b. In the landscape buffer, one (1) tree per forty (40) linear feet of perimeter must be provided;
    - c. All perimeter enclosures and landscape buffers must be within a tract dedicated to and maintained by the Homeowners' Association. The perimeter enclosure and landscaping must be installed by the developer and made a part of the Development Improvements Agreement.
    - d. A minimum of seventy-five percent (75%) of the landscape buffer area shall be covered by plant material at maturity. Turf may be allowed for up to fifty percent (50%) of the fourteen foot (14') wide landscape strip, at the Director's discretion. Low water usage turf is encouraged.
    - e. Where detached walks are provided, a minimum buffer of five feet (5') shall be provided. In which case, the right-of-way parkway strip (area between the sidewalk and curb) will also be planted as a landscape buffer and maintained by the HOA.
  6. **Construction of Perimeter Enclosures.** The perimeter enclosure and required landscape buffer shall be installed by the developer and included in the Development Improvements Agreement.
  7. **Ownership and Maintenance.** The developer shall refer to the perimeter enclosure in the covenants and restrictions and so that perpetual maintenance is provided for either that the perimeter enclosure be owned and maintained by the owner's association or by individual owners. The perimeter enclosure shall be identified on the plat.
  8. **Alternative Construction and Ownership.** If the decision-maker finds

that a lot-by-lot construction, ownership and/or maintenance of a perimeter enclosure landscape strip would meet all applicable objectives of this Section and the design standards of Section 6.7 of this Code, the final approval shall specify the type and size of materials, placement of fence posts, length of sections, and the like.

9. **Overlay District Conflicts.** Where in conflict, the perimeter enclosure requirements or guidelines of approved overlay districts shall supersede the requirements of this Section.
10. **Variances.** Variances to this Section and appeals of administrative decisions (where this Code gives the Director discretionary authority) shall be referred to the Planning Commission.

**H. I-1 and I-2 Zone Landscape**

1. **Parking Lot Interior Landscape.** Landscaping for the parking lot interior shall be per Section 6.5.C.1, with the following additions:
  - a. Shade trees are to be provided at a rate of one (1) shade tree for every six (6) parking spaces and distributed throughout the landscape islands, perimeter landscape and screens to maximize shade and screening.
  - b. A minimum of one (1) shrub shall be provided for every twenty-five (25) square feet of each landscape island.
2. **Parking Lot Perimeter Landscape.** Landscaping for the parking lot perimeter shall be per Section 6.5.C.2 with the following addition:
  - a. Turf may be allowed for up to fifty (50%) of the parking lot perimeter, at the Director's discretion. Low water usage turf is encouraged.
  - b. A minimum of seventy-five percent (75%) of the parking lot perimeter landscape shall be covered by plant material at maturity.
3. **Street Frontage Landscape.** Landscaping for the street frontage shall be per Section 6.5.D with the following additions:
  - a. Vegetation in the sight triangle in the street frontage must not exceed thirty inches (30") in height at maturity.
  - b. One (1) tree for every forty (40) linear feet of street frontage (excluding curb cuts) must be provided, eighty percent (80%) of which must be shade trees.
4. **Side Yard Landscape.** The first fifty feet (50') of side yard (beginning at the front property line) shall be landscaped. The minimum width of this landscape area shall be six feet (6') and the landscape shall include at least one (1) shade tree, or two (2) ornamental trees, or two (2) evergreen trees, with the remainder of the ground plane covered with shrubs that will grow to at least 30" in height at maturity.
5. **Public Right-of-Way Landscape.** Landscaping for the public right-of-way shall be per Section 6.5.B.16.
6. **Maintenance.** Each owner or the owner's association shall maintain all landscaping.
7. **Other Applicable Sections.** The requirements of Exhibits 6.5.A, 6.5.B, 6.5.C and 6.5.D shall also apply.

## Exhibit 6.5.A

### LANDSCAPING REQUIREMENTS

Zoning of Proposed Development	Landscape Requirement	Location of Landscaping on Site
<b>Single Family Residential</b> (RSF Zones)	As required for uses other than single family residential; and as required in Sections 6.5.G and 6.5.B.16	As required for uses other than single family residential; and Landscape Buffer and Public Right-of-Way
<b>RMF-5, RMF-8, RMF-12, RMF-16, RMF-24, R-0, B-1, B-2, C-1, C-2, I-0, CSR, MU</b>	<b>One (1) tree per 2,500 square feet of improved area, with no more than twenty percent (20%) of the total being Ornamental Trees or Evergreens.</b> One (1) 5-gallon shrub per 300 square feet of improved area.	<b>Buffer, Parking Lot, Street Frontage</b> Perimeter, Foundation Plantings and Public Right-of-Way
I-1, I-2	As required in Section 6.5.H and in other Sections of Chapter 6.5 where applicable	Street Frontage, Parking Lots, Buffers and Public Right-of-Way
<b>* Facilities listed below</b>	<b>One (1) tree per 5,000 square feet of improved area</b> One (1) 5-gallon shrub per 600 square feet of improved area	<b>Perimeter, Buffer and Public Right-of-Way</b>
<b>* Mining, Dairy, Vineyard, Sand or Gravel Operations, Confined Animal Feeding Operation, Feedlot, Forestry Commercial, Aviation or Surface Passenger Terminal, Pasture</b>		

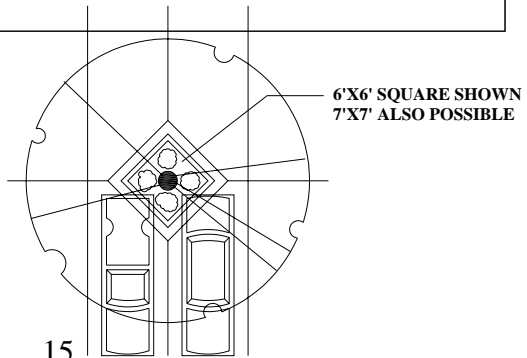
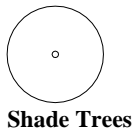
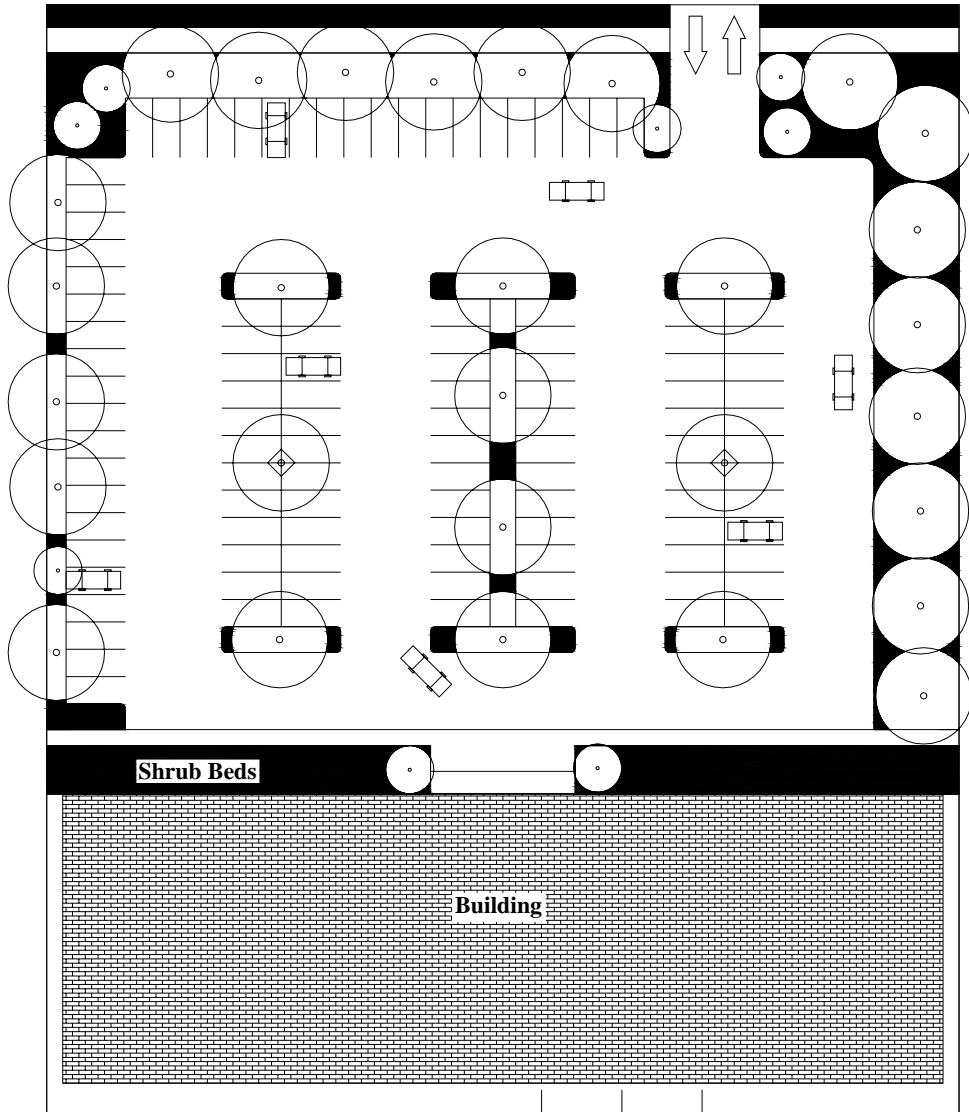
Notes:

1. Twenty-five percent (25%) of the required shrubs may be converted to turf based on one (1) 5-gallon shrub per fifty (50) square feet of turf.
2. **Ten percent (10%) of the required shrubs may be converted to perennials and/or ground covers at a ratio of three (3) 1-gallon perennials and/or ground covers for one (1) 5-gallon shrub.**
3. **Species diversity: The percent of any one (1) type of shrub that can be planted in a development shall be as follows:**
  - a. 10 – 19 shrubs: 50%
  - b. 20 – 39 shrubs: 33%
  - c. 40 – 59 shrubs: 25%
  - d. 60 or more shrubs: 15%
4. **Species diversity: The percent of any one (1) type of tree that can be planted in a development shall be as follows:**
  - a. 0 – 5 trees: No Limitation
  - b. 6 – 21 trees: No more than 50% of one (1) species
  - c. 21 or more trees: No more than 20% of one (1) species
5. **When calculating tree and shrub quantities, any fraction of a shrub or tree or other requirement is rounded up to the next whole number.**
6. With the approval of the Director, the number of shrubs may be reduced in exchange for additional trees or tree size at a rate of three (3) shrubs per caliper inch.
7. Improved Area means the total lot area being used including the building, parking lot, and storage or display areas. The improved area can be adjusted by the Director.

# Exhibit 6.5.B

## An Example Tree Landscape Plan

### Demonstrating Tree Size and Parking Lot Island Options



**Exhibit 6.5.C**  
**BUFFERING BETWEEN ZONING DISTRICTS**

Zoning of Proposed Development	Zoning of Adjacent Property												
	SF	RMF-5	F - 8	RMF-12 & RMF-16	RMF-24	R-O	B-1	B-2	C-1	C-2 & I-O	I-1	I-2	CSR
SF (Subdivisions)	-	-	-	-	-	-	F	F	-	W	W	W	-
RMF-5	-	-	-	-	-	-	F	F	-	W	W	W	-
RMF-8	A&F <sup>1</sup>	-	-	A or F	A or F	A or F	F	F	-	W	W	W	-
RMF-12 & RMF-16	A&F	A&F	A&F	A&F	A or F	A or F	F	F	W	W	W	W	-
RMF-24	A&F	A&F	A&F	A&F	A or F	A or F	F	F	W	W	W	W	-
RO	A	A	A	A	A	-	A or F	A&F	A or F	W	W	W	-
B-1	A&F	A&F	A&F	A&F	A&F	A&F	A&F <sup>2</sup>	A&F <sup>2</sup>	A&F <sup>2</sup>	A or F	A or F	A or F	-
B-2	A	A	A	A	A	A	-	-	-	-	A or F	A or F	-
C-1	A&W	A&W	A&W	A&W	A&W	A&W	-	-	-	-	A or F	A or F	F
C-2 & I-O	A&W	A&W	A&W	A&W	A&W	A&W	A&F	-	-	-	A or F	A or F	A&F
I-1	B&W	B&W	B&W	B&W	B&W	B&W	A&F	A&F	B or F	B or F	-	-	B&W
I-2	B&W	B&W	B&W	B&W	B&W	B&W	A&F	A&F	B or F	B or F	-	-	B&W
CSR <sup>3</sup>	-	-	-	-	-	-	-	-	-	B	B	B	-

<sup>1</sup> Only required for multifamily development in RMF-8.

<sup>2</sup> Only B-1 that includes a residential component adjacent to nonresidential uses or zoning requires "A&F" buffer.

<sup>3</sup> Gravel operations subject to buffering adjacent to residential.

Zoning of Proposed Development	Zoning of Adjacent Property											
	SF	RMF-5	F - 8	RMF-12 & RMF-16	RMF-24	R-O	B-1	B-2	C-1	C-2 & I-O	I-1	I-2

*Notes*

- A and B indicate landscape buffer types as described in Exhibit 6.5.D
- F and W indicate a six foot (6') fence and wall respectively as described in paragraph 1 of Section 6.5.F.
- A berm with landscaping is an alternative for a required fence or wall if the total height is a minimum of six feet (6')
- The word "or" means either the landscape buffer or fence/wall may be provided.
- The "&" means that both the landscape buffer and the fence/wall shall be provided.
- Where alleys or streets separate different zone districts, the Director may approve increased landscaping rather than requiring a wall or fence.
- The Director may modify this table based on the uses proposed in any zone district.

**Exhibit 6.5.D**

**BUFFER REQUIREMENTS**

Buffer Types	Landscaping Requirements	Location of Buffers on Site
<p align="center"><b>Type A</b></p> <p align="center">Type B</p>	<p align="center"><b>Eight foot (8') wide landscape strip with trees and shrubs</b></p> <p align="center">Twenty-five foot (25') wide landscape strip with trees and shrubs</p>	<p align="center"><b>Between different uses</b></p> <p align="center"><b>Exhibit 6.5.C</b></p> <p>Between different uses Exhibit 6.5.C</p>
<p><b>Note: Fences and walls are required for most buffers.</b></p>		