

Building Orientation	Separation (feet)
Side-to-side	10
Rear-to-rear or front-to-side	15
Front-to-rear	20
Front-to-front or interior court space	25
Interior court space with parking access	30
All others	20

LANDSCAPING AND SCREENING STANDARDS: Landscaping and screening, consisting of trees, shrubs, flowers, ground covers, hardscape materials, fencing, walls, or any combination thereof shall be installed and maintained for all new development, or the new development portion of a site only. Landscaping shall correlate to the climate, soil, and existing vegetation of the site, as well as the type of development proposed. Landscaping enhances the appearance of buildings and grounds, provides shade for leisure and recreational areas, reduces noise and erosion, and provides necessary buffering between incompatible uses. The following standards do not apply to one single-family residence on a lot, or to parcel maps, or to tracts, but may be used as landscape guidelines for those developments, as necessary.

LANDSCAPING REQUIREMENTS:

- Planting Design
 - (1) Planting design shall coordinate new plant materials and their growth requirements with the climate, soil, orientation, water courses, existing vegetation, fire prevention needs, related natural resources and man-made facilities.
 - (2) Maintenance intensive landscaping should be held to a minimum and located near primary use areas.
 - (3) Native plant materials or locally adaptable drought tolerant plantings capable of surviving the prevailing climatic and soil conditions with a minimum of supplemental water are strongly encouraged.
 - (4) In order to reduce evaporation, competition for water, weed growth and damage to trees and shrubs, the use of mulch in shrub areas and within eighteen inches of tree trunks is strongly encouraged.
 - (5) New plant materials should represent a good planting variety. Use of one predominant species should be avoided to prevent spread of disease.
 - (6) Plant materials shall be utilized in locations appropriate to their known climatic and environmental requirements and spaced to allow mature growth.
 - (7) Plants having similar water use shall be grouped according to water requirements.

- (8) Any plant materials may be used in the landscape design, providing the Estimated Water Use (EWU) of the project does not exceed the Maximum Applied Water Allowance (MAWA).
- (9) Turf areas shall be minimized, and those turf areas requiring motorized maintenance shall be limited to 50% of all portions of the site requiring groundcover. The exception to this would be large recreational areas where the specific use dictates the need for turf, such as a playing field.
- (10) Any trees/shrubs shall be planted so as not to conflict with planned or existing overhead utility lines, or any clear sight triangle.
- (11) Any street trees planted shall be located not less than 25 feet from the beginning of curb returns at intersections; 10 feet from street lights; 10 feet from fire hydrants; and 10 feet from driveways.

- Existing Plant Materials:

Healthy, existing plant materials shall be used to meet Landscape requirements wherever possible. All existing trees shall be retained on-site unless otherwise approved in writing by the Planning Division, or the proper removal permit is granted in accordance with Division 9 of the Development Code.

- Landscapes shall be maintained to ensure water efficiency and healthy appearance. A regular maintenance schedule shall include, but not be limited to, checking, adjusting, and repairing the irrigation equipment; resetting the automatic controller; aerating and dethatching turf areas; replenishing mulch; fertilizing, pruning, weeding, removing litter and replacement of plants as required. All pruning should be in accordance with the adopted pruning standards of the Western Chapter of the International Society of Arboriculture.

- Parking lots:

- A minimum of five percent of the gross area used for parking and drive aisles shall be landscaped, except where parking lots are not required to be paved.
- Parking lots shall be landscaped with plant materials, hardscape, or any combination thereof.
- Landscaping shall be distributed throughout the parking area so as to provide maximum shade and reduction of reflective heat.
- Landscaping adjacent to parking spaces shall be protected by a raised curb.
- Parking spaces adjacent to landscaping shall be as required for either regular or compact spaces, measured from the landscaped curb.
- Parking lot tree planters shall be a minimum of 15 square feet and protected by a raised curb.
- Healthy, existing vegetation in any parking lot area shall be used wherever possible to meet the five percent landscaping requirement.
- Preservation of trees may be used to waive parking space requirements with the approval of the Planning Division.

- Common Open Space areas proposed in multi-residential projects, mobile home parks, and residential portions of Planned Developments shall be landscaped to provide shade for areas where benches, picnic tables, water fountains, or other similar improvements are planned.
- Required Quantities:
The quantity of trees, shrubs and ground covers shall be sufficient to fulfill the requirements of the property as interpreted by the Planning Division, based upon professional site design analysis and customary planting treatments in the general locale.
 - (1) General Landscaping: For general landscaping, the specifications listed in Table 1 shall be utilized. Additional quantities may be required for boundary landscaping, interior parking landscaping, screening and slope stabilization.
 - (2) Slope Stabilization: In addition to general landscaping, slopes shall be protected from erosion by suitable drought tolerant landscaping or other appropriate plant materials. Decorative rock, boulders or other suitable hardscape material may be utilized, but live plant materials should comprise at least fifty percent of slope landscaping. Trees and shrubs may be used as a part of slope landscaping where appropriate.
 - (3) Interior Parking Lot Landscaping: Not less than five percent of the gross area for parking and drives shall be landscaped.

- Minimum Sizes

The following minimum sizes shall apply:

TABLE 1

MINIMUM PLANT SIZES

General Landscaping and Screening

Shade Trees.....	1 1/2" Caliper
Palm & Ornamental Trees.....	6 - 8'
Evergreen Trees.....	5 - 6'
Large Shrubs.....	18 - 24"
Medium Shrubs.....	12 - 15"
Small Shrubs.....	1 Gal.

Slope Stabilization

Trees.....	1 Gal.
Shrubs.....	1 Gal.

LANDSCAPING STANDARDS:

- Existing trees which are removed to accommodate development shall be replaced at the rate of 3:1. Fruit or nut bearing trees planted in groves shall be exempt from this provision. Replacement trees shall be a minimum 15 gallon size.
- Recommended plant materials include, but are not limited to deciduous and evergreen varieties which are drought tolerant or native. NOTE: Any existing oak trees or native trees with a size one (1) inch or greater stem diameter or 19 inches in circumference measured at 4½ feet above the average ground level of the tree base shall not be removed except under permit from the City and in accordance with any applicable ordinance, except as provided for herein.
- All building setback areas shall be landscaped except for sites where no disturbance of the natural terrain within a setback is proposed, and the natural terrain precludes setback landscaping (e.g. mountainsides or hillsides).
- All slopes 5:1 ratio or greater, cut slopes five feet vertical height or greater, and fill slopes three feet vertical height or greater, shall be protected against damage from erosion. Groundcover requiring minimal or no irrigation, hardscape, or any combination thereof may be used. Trees and shrubs shall be provided on slopes of 15 feet vertical height or greater, spaced sufficiently to allow adequate growth, and in visually attractive groupings.
- Parking lot planters shall provide a minimum of one 15 gallon, multi-branched tree, unless healthy, existing trees are used in the planters.
- Irrigation shall be kept to the minimum level necessary to maintain plant materials in a healthy state. Irrigation shall be provided by drip, mister, or other non-aerial water saving method or system.

CITY-WIDE SCREENING/BUFFERING REQUIREMENTS: A landscaped area which provides an opaque screen and buffers incompatible uses may be required along any lot boundary. Screening shall not intrude upon clear sight triangles for streets or sidewalks. Should planting materials utilized as screening fail to provide adequate screening within eighteen months of installation, a wall, berm, or fence may also be required. Whenever residential uses are proposed adjacent to existing nonresidential development, the proposed development shall be responsible for providing adequate landscape screening/buffering. Residential uses in any land use district (which may include a portion of an institutional development) adjacent to industrial uses must be screened by a concrete masonry wall, six feet in height, as measured from the residential use side, along the property line, in addition to buffering requirements.

Voltage boxes, mailboxes, trash enclosures, maintenance structures, backflow devices, automatic controls, air conditioning/heating units, etc., shall be screened from view using fencing, walls, or plantings, or any combination thereof.

Buffering shall be provided in accordance with the requirements shown in Table 3, and screening may consist of any combination of the following:

- Walls: A wall shall consist of decorative concrete, stone, brick, stucco, tile or similar type of masonry material with a minimum thickness of four inches.
- Berms: A berm should be not more than thirty feet in width at the base. It shall be constructed of earthen materials and landscaped.
- Fence: A solid fence shall be constructed of wood, masonry, or other materials with a minimum nominal thickness of one inch and it shall form an opaque screen.
- Plantings: Plant materials, when used as a screen, shall consist of compact evergreen or other suitable plants. They shall be of a type, or used in such a manner as to provide screening, having a minimum thickness of two feet within eighteen months of planting.

LANDSCAPE PLAN REQUIREMENTS: Landscaping plans shall be submitted to the Planning Division for review and approval using the appropriate application.

Two copies of a Landscaping and Irrigation plan shall be submitted, detailing the following:

- (a) North arrow and scale (architectural or engineering scale).
- (b) Names, addresses and phone numbers of person or firm responsible for preparation of the plan and the applicant.
- (c) Project name(s), Assessor Parcel Number and Section, Township and Range.
- (d) Location of all buildings, utility lines, sidewalks, parking areas, trash enclosures, signs, walls, fences and exterior mechanical equipment.
- (e) Indication on plans of any objectionable views on adjacent property.
- (f) Indicate on plan the adjacent land uses.
- (g) Location, size and species of all existing trees on site.
- (h) Location and identification of all landscaping materials proposed for the site.
- (i) Location of irrigation points.
- (j) A schedule of plant materials indicating the number, common and scientific name, and size.
- (k) Calculation of gross lot area excluding road improvements, parking and driveway area, and landscape area.
- (l) Calculation of open space and landscaped areas as a percentage of lot area.
- (m) Calculation of hardscape area and xeriscape area in square feet.
- (n) Calculation of interior parking landscape area as a percentage of parking and driveway area.
- (o) Calculation of Maximum Applied Water Allowance (Annual and Monthly).
- (p) Attach copy of irrigation system plans and calculations.
- (q) Attach copy of soil analysis.
- (r) Attach copy of Water Conservation Concept Statement.

EQUIPMENT REQUIREMENTS:

- (a) Meters: For irrigated landscape areas in excess of 20,000 square feet, separate water meters shall be installed for landscaping.
- (b) Controllers: Automatic control systems are required for all projects and must be able to accommodate all aspects of the design.
- (c) Valves: Plants which require different amounts of water shall be irrigated by separate valves. If one valve is used for a given area, only plants with similar water use shall be used in that area. Antidrain (check) valves shall be installed at strategic points to minimize or prevent low-spot drainage, runoff, and subsequent erosion from low elevation sprinkler heads.
- (d) Sprinkler heads: Heads and emitters shall have consistent application rates within each control valve circuit. Sprinkler heads shall be selected for proper area coverage, application rate, operating pressure, adjustment capability, and ease of maintenance.
- (e) Miscellaneous Devices: All systems shall conform to local backflow and cross connection codes. Rain sensing override devices are required on all irrigation systems for irrigated landscaped areas. Moisture sensing devices are encouraged where appropriate.

- Minimum Landscape Requirements.

TABLE 2
MINIMUM LANDSCAPE REQUIREMENTS

General Type Use or Structure	Minimum Landscape Area ***		Basic Requirement		Additional Requirement	
	As a % of Project Area	Area in Square Feet	Trees	Shrubs	Per 1,000 Sq. Ft. of Landscape Area	
					Trees	Shrubs
RESIDENTIAL						
R.V. PARK	10%	100*	1*	3*	1	3
Mobile Home Park	10%	500**	2**	5**	2	5
Garden Apartment	40%	500**	2**	5**	1	3
Multi-Family	40%	1,000**	2**	5**	1	3
Single Family	N/A	1,500**	2**	10**	N/A	N/A
Commercial						
CN	20%	2,000	3#	9#	1	3
CG	10%	1,500	3#	9#	1.5	5
CS	10%	1,500	3#	9#	1.5	5
Industrial/Warehouse						
IC	15%	1,500	3#	9#	1	3
Institutional	20%	2,000	4#	12#	1.5	8

* Per space ** Per Dwelling Unit # Per Project
 ***The factor resulting in the larger landscape area shall be used.

Table 3 Minimum Landscape Buffer (in feet)

Adjacent Use Class. Proposed Use Classification	Single Family	Multi-Family	Agriculture I	Agriculture II	Commercial I	Commercial II	Industrial I	Industrial II
Single Family	N/R	5	5	10	10	10	10	10
Multi-Family	5	N/R	5	10	10	10	10	10
Agriculture I	5	5	N/R	N/R	10	5	5	5
Agriculture II	10	10	N/R	N/R	10	5	5	5
Commercial I	5	5	5	10	N/R	5	5	5
Commercial II	10	10	5	5	5	N/R	5	5
Industrial I	10	10	5	5	5	5	N/R	0
Industrial II	10	10	5	5	5	5	0	N/R

N/R = Not Required

Classification Groupings:

- Agriculture I
 - Row, Field, Tree, and Nursery
 - Crop Cultivation
- Agriculture II
 - Animal Raising
 - Commercial Kennels and Catteries.
 - Wholesale Trade of Livestock.
 - Cow and Goat Dairies.
 - Agriculture Support Services.
- Commercial I
 - Professional Services.
 - Retail Trade/Personal Services I and II.
 - Open Lot Services I.
 - Lodging Services.
 - Recreational/Entertainment Services I.
 - Repair Services I.
 - Convenience/Support Services.
- Commercial II
 - Open Lot Services II.
 - Recreational/Entertainment Services II.
 - Repair Services II and III.
- Industrial I
 - Manufacturing Operations I.
 - Wholesale/Warehousing I and II.
 - Transportation Services I.
- Industrial II
 - Manufacturing Operations II.
 - Contract Construction Services.
 - Transportation Services II.