

Sec. 16-3.24.030: - Landscape standards

The purpose of the landscaping requirements in this Section shall be to protect the general welfare by enhancing, conserving and encouraging pleasant and attractive surroundings in all zones of the City.

(a) General provisions applicable to all new development and existing lots:

- (1) All landscaping shall be in accord with Section 13.60 of this Code and installed with a permanent irrigation system.
- (2) All landscaped areas shall be maintained in a neat, clean, orderly and healthful condition. This includes proper pruning, mowing of lawns, removal of weeds, removal of litter, fertilizing, and replacement of plants where necessary, the regular watering of all plants and the repair of landscape edging/curbing. Property owners shall provide a means to keep decorative rock in-place (i.e. landscape edging, mow curbing, etc.).
- (3) All areas landscaped with decorative rock, pea gravel or decomposed granite (DG) shall include an unexposed permanent weed barrier. The weed barrier shall be opaque, breathable and permeable as well as durable (does not stretch or tear using bare hands). Excluding single-family homes, weed barrier installation may be waived by the Planning Commission or Zoning Administrator if the soil is treated with a pre-emergent weed application prior to rock installation and the landscaping is regularly maintained by a licensed commercial landscaping business. Decorative rock shall be contained in place with the use of landscape edging/curbing to prevent scattering onto the sidewalk or driveways. All areas landscaped with decorative rock shall be treated and/or maintained regularly to control weeds.
- (4) All front yard areas installed with drought tolerant landscaping or those converted from water intensive landscaping to drought tolerant landscaping, must permanently remain drought tolerant in accord with Section 13.60.

(b) Single-family landscape standards.

- (1) Front yard landscape standards;
 - (i) This section applies to all landscaping installed in small tract lots in conjunction with a building permit for a primary dwelling unit issued after January 20, 2015, the effective date of Ordinance No. 2322, and includes those installed as a part of a tract development or individual single-family homes.
 - (ii) All front and street side yards visible from the street shall be covered with landscaping, excluding paved driveways and walkways, which shall be well-maintained and free of weeds.

- (iii) All required front and street side yard areas, shall have a minimum of fifty (50) percent landscaping free of paved parking and driveway areas. Any areas used for pedestrian access or other landscape features utilizing paved areas shall be permitted administratively at the discretion of the Zoning Administrator or his designee.
 - (iv) Decorative rock, with a minimum variety of three sizes/types and minimum depth of 3", shall be used as a permanent and primary form of groundcover within the front yard. Bark or wood mulch within the front and street side yard shall not be used as a permanent or primary form of ground cover within landscape areas, unless located within a flowerbed that is regularly maintained.
 - (v) Front and street side yard landscaping shall at a minimum include an arrangement or combination of trees (fifteen gallon minimum), shrubs, and live ground cover that is irrigated by an automatic drip or sprinkler watering system. In no case shall decorative rock exceed fifty (50) percent of landscaped area, which shall be calculated by excluding the spread of plants at maturity.
 - (vi) Front and street side yard landscaping shall be maintained with the requisite minimum amount and size of trees, shrubs, and live ground cover that was installed and approved in conjunction with the building permit that authorized its original installation.
- (2) Non-conforming front yard landscape standards:
- (i) This section applies to all existing landscaping within small tract lot subdivisions that was installed before the effective date of Ordinance No. 2322, January 20, 2015.
 - (ii) All front and street side yards visible from the street shall include landscaping, excluding paved driveways and walkways, which shall be well-maintained and free of weeds.
 - (iii) All required front and street side yard areas shall have a minimum of fifty (50) percent free of paved parking and driveway areas. Any areas used for pedestrian access or other landscape features utilizing paved areas shall be permitted administratively at the discretion of the Zoning Administrator or his designee.
 - (iv) Decorative rock with a minimum depth of 3" shall be used as a permanent and primary form of groundcover. Bark or wood mulch within the front and street side yard shall not be used as a permanent or primary form of ground cover within landscape areas, unless located within a flowerbed that is regularly maintained. Exposed dirt is prohibited.
 - (v)

Front and street side yard landscaping shall at a minimum include an arrangement or combination of trees (fifteen gallon minimum), shrubs, and live ground cover that is irrigated by a drip or sprinkler watering system. Plant material should produce a minimum twenty-five (25) percent yard coverage calculated at plant maturity. In no case shall exposed decorative rock exceed seventy-five (75) percent of the landscaped area at maturity.

- (vi) Should applicable city records be available for confirmation, front and street side yard landscaping shall be maintained with a matching amount and size of trees, shrubs, and live ground cover that was installed and approved in conjunction with the building permit that authorized its original installation, if in compliance with Water Efficient Landscaping standards outlined in Chapter 13.60 of Title 13 of this Code.

(3) Exceptions to single-family landscape standards:

- (i) Existing non-small tract lots shall not be subject to subsections (1) and (2); however, any lot with previous or currently existing landscaping shall be maintained and free of weeds, as required by this Title or any associated entitlement.

(c) Multi-family landscape standards. All areas of the site not occupied by buildings, improvements for the storage of vehicles and access thereto, or improved recreational facility shall be landscaped. Submission of a landscape plan shall be required for all multi-family residential housing. All existing multi-family residential housing that fails to comply with this regulation shall submit and gain approval of a landscape plan and install said landscaping. Landscape plans shall be submitted for administrative approval in accordance with the following standards:

- (1) The type of plants used for landscaping shall be able to survive in the local climate.
- (2) Decorative rock, with a minimum variety of three sizes/types, shall be used as a permanent form of groundcover. Bark or wood mulch shall not be used as a permanent and primary form of ground cover within landscape areas, unless located within a flowerbed that is regularly maintained. Exposed dirt within landscaped areas is prohibited.
- (3) Plans shall include a variety of plant types such as ground covers, shrubs, trees and turf. The use of decorative rock shall not exceed 25% of the landscape area. Further, the landscape plan shall include the maximum spacing of all plants as follows:
 - (i) Ground cover - eighteen inches on center.
 - (ii) One gallon plants - three feet on center.
 - (iii) Five gallon plants - five feet on center.

(4)

Plants used for required screening purposes (trash enclosures, storage areas, utility equipment) shall be a minimum of five gallon size and spaced at a maximum of four feet on center.

- (5) Every site shall contain at least two 24-inch box trees for each half acre of lot size.
 - (6) Parking lots within multi-family developments shall meet the development standards listed within subsection (d).
- (d) Landscaping requirements for nonresidential lots and parking areas are as follows:
- (1) All non-residential lots which abut a dedicated street shall have a planter strip along the entire property abutting the dedicated street, excluding all driveway approaches. The planter strip shall have a minimum interior width of five feet. Properties along Highways 18 (Palmdale Road) and 395 shall have a planter strip with a minimum interior width of ten feet to accommodate any applicable development standards for landscape palettes for thoroughfares.
 - (2) All nonresidential parking areas requiring four or more parking stalls shall provide the following interior and peripheral landscaping:
 - (i) All landscaping areas shall be surrounded by a concrete curb or other approved curbing having a minimum height and width of not less than six inches, including planters that abut the public right-of-way sidewalk. Landscaped areas without curbing may be substituted upon review and approval of the Zoning Administrator.
 - (ii) A minimum five-foot interior width landscape planter strip where any parking spaces and/or drive aisles abut an interior lot line or building.
 - (iii) One twenty-four-inch box tree with approved ground cover for every eight parking spaces evenly dispersed throughout the parking area within landscape fingers or tree wells:
 - (A) Landscape fingers and tree wells shall have a minimum interior width of five feet as measured perpendicularly from side curb;
 - (B) Tree wells are only permitted when parking spaces are in double stacked rows, unless otherwise approved by the Planning Commission when utilized to increase compliance with the Commercial Design Guidelines; and
 - (C) Double stacked landscape fingers shall have a minimum of two twenty-four-inch box trees.
 - (iv) A minimum five-foot interior width planter island shall be located at the end of every parking aisle/row.
 - (v) All parking spaces abutting landscape areas shall include access and maintenance measures as follows:

- (A) Landscape areas used as front parking space overhang area shall include two feet additional interior width and be paved in accordance with Figure 21-3 entitled "Concrete Curb/Wheel Stop" or be landscaped with durable ground cover that will not damage vehicles and be designed exclusive of the minimum required planter widths; and
 - (B) Landscape areas abutting the side of parking spaces, excluding individual tree wells, shall include one foot additional interior width and be paved to allow for vehicle doors to open freely and not impede passenger access to or from vehicles.
- (vi) All landscaped areas shall be provided with a suitable permanent water system.
 - (vii) Required planters shall not exceed a three foot horizontal to one foot vertical slope ratio.
 - (viii) Rock ground cover shall not exceed twenty-five percent of the total for any landscaped area and such structural features as fountains, pools or art works, but such objects alone shall not meet the requirements of this Section.
 - (ix) The maximum spacing of all plants within the parking area is as follows:
 - (A) Ground cover—eighteen inches on center.
 - (B) One gallon plants—three feet on center.
 - (C) Five gallon plants—five feet on center.
 - (e) Landscaping Maintenance. All landscaped areas and approved curbing shall be maintained in a neat, clean, orderly and healthful condition. This includes proper pruning, mowing of lawns, weeding, removal of litter, fertilizing, replacement of plants where necessary, the regular watering of all planting and the repair of landscaped curbing.

(Ord. No. 2299, 6-18-13, eff. 7-18-13; Ord. No. 2322, § 1, 1-20-15; Ord. No. 2326, § 1, 1-20-15; Ord. No. 2360, § 2, 12-20-16; Ord. No. 2415, § 3, 3-2-21; Ord. No. 2454, § 5(Exh. B), 3-4-25)