

Single-Family Detached Landscaping



Facts to Know

RELATED FACTS TO KNOW:

Approved Plant List.

INTRODUCTION:

Proper landscaping provides many benefits to both the property owner and community. It contributes to the visual character and continuity within and between developments; provides visual screening between differing land uses; provides noise mitigation, reduces erosion and runoff, and enhances the pedestrian, bicycle, and automobile environment. Landscaping standards for single-family detached uses on interior and corner lots are described in the following information.

GENERAL TIMEFRAME:

- ❑ Single-family detached landscaping will be reviewed and required to meet the standards within the Land Development Code at the time of building permit for the following development:
 - ➔ New development on vacant land that is zoned for single-family detached residential development;
 - ➔ Development of any lot previously been occupied by a structure that was demolished for the purpose of redevelopment; or
 - ➔ Any development of over 200-square feet, including but not limited to accessory structures (garages, sheds, etc.) or garages.

GENERAL NOTES:

- ❑ The following should be identified as part of a landscape plan or on the site plan for a single-family detached residential property to be considered during building permit review:
 - ➔ The location and identification of any existing plant material to remain.
 - ➔ The location and quantity of all new plant material. Identify the species you'd like to plant (or list a few to choose from) so that the city can verify that it is not prohibited, that it will not block a sight triangle, and that the plant material will provide the living plant material coverage required.
 - ➔ The plan shall illustrate the proposed location and type of tree(s) to be planted along the street, within tree lawn areas if the sidewalk is detached, or within 5 to 8 feet of the back of the sidewalk if it is attached to the curb. The species selected must be identified to confirm that the trees are from the city's approved tree lawn planting list provided in this document.
 - ➔ Streets, buildings, walks, driveways, retaining walls, and other site features shall be labeled.
 - ➔ Provide irrigation that meets current city standards.

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- ➔ Provide square footage calculations for sod, area without living plant material coverage, and area with living plant material coverage.

REQUIREMENTS:

- Soil amendments.** The soil in areas that have been compacted or disturbed during construction or other activities shall be thoroughly loosened. Organic amendments shall be thoroughly incorporated into the soil at a rate of a minimum of 5 cubic yards per 1000-square feet of landscape area and be tilled to a depth of 6 inches.
- Weed Barrier.** Porous weed fabric must be used in planted beds for weed prevention; it allows ventilation for roots and transmission of water. Plastic weed barriers will not be approved.
- Edging.** Plastic or fiberglass edging is favorable to metal. If metal is used, it must have a protective cap or rollover top.
- Mulch/Stone Landscape Treatment.** Wood mulch is favorable to rock because of its ability to retain soil moisture, dissipate heat, and impart organic material back into the soil. However, river rock and crushed stone (minimum ¾ inch) still are viable landscaping elements in certain circumstances. A wood chip mulch ring that encompasses the base of all shrubs and trees is recommended. Landscape plans should attempt to use wood mulch wherever possible.
- Plant Quality.** All plants shall be "A" grade or No. 1 grade; free of any defects; and shall be of normal health, height, leaf density and spread appropriate to the species; as defined by the American Association of Nurserymen Standards.
- Maintenance.** The applicant, landowner or successors shall be responsible for the regular maintenance of all landscape elements. All landscaping shall be maintained in accordance with the maintenance standards outlined in the "Approved Plant List and Landscaping Specifications" document provided by the Community Development Department.
- Replacement.** The property owner shall be responsible for the replacement of any landscape material that dies or is in an unhealthy state beyond improvement as determined by the Community Development Department. All replaced plant material shall be of the same type and size, or an equivalent replacement to be approved by the Community Development Director, as the original material that was installed according to the approved site plan.

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Elements Required in Residential Landscape Areas. Residential developments shall install landscaping elements as follows:

Development Type	Landscape Area	Trees	Shrubs	Material	Turf	Mulch	Tree-Lawn	Additional Requirements
Single-Family Detached 8,000 sq. ft. lot size or less *	Front and side yard	Minimum of 1 tree.	Minimum of 6 shrubs: 50% must be deciduous.	Landscape area must contain 75% live plants	Max of 50% of landscape area	One type required	Yes-spaced 40 feet apart along all property street frontages	Turf not required by City, but some HOAs may require.
Single-Family Detached greater than 8,000 sq. ft. lot.*	Front and side yard	Minimum of 2 trees	Minimum of 12 shrubs: 50% must be deciduous.	Landscape area must contain 75% live plants	Max of 50% of landscape area	One type required	Yes-spaced 40 feet apart along all property street frontages	Turf not required by City, but some HOAs may require.

*If lot is on a corner, double the required number of trees and shrubs.

PLANT SIZE REQUIREMENTS:

The caliper of deciduous trees shall be measured six inches above the base. Minimum plant material sizes are as follows:

- | | | |
|--------------------------|---------------------------|--------------|
| <input type="checkbox"/> | Deciduous Shade Tree | 2" caliper |
| <input type="checkbox"/> | Deciduous Ornamental Tree | 1.5" caliper |
| <input type="checkbox"/> | Evergreen Tree | 6' height |
| <input type="checkbox"/> | Shrubs | 5 gallon |
| <input type="checkbox"/> | Ornamental Grasses | 1 gallon |
| <input type="checkbox"/> | Perennials & Groundcovers | 2-1/4" pots |
| <input type="checkbox"/> | Annuals | As purchased |

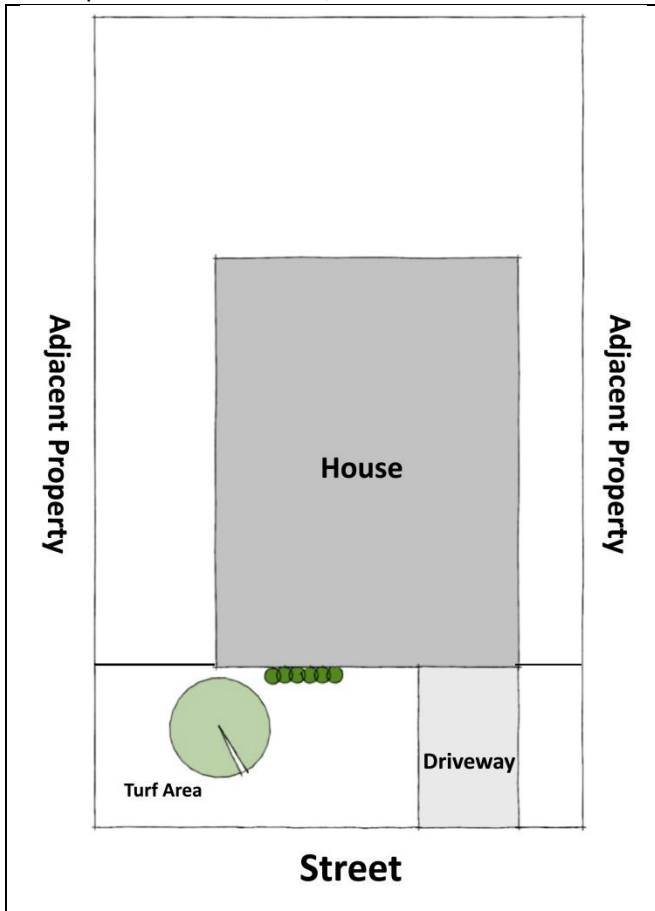
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SFD LANDSCAPE EXAMPLES:

The following examples of site plans for single-family detached residential properties show how the aforementioned landscape requirements may be accomplished. The location of landscape materials (trees, shrubs, turf, etc.) may vary and still meet the city's requirements.

INTERIOR LOT (less than 8,000 s.f.):

Examples shows turf area, 1 tree and 6 shrubs



CORNER LOT (less than 8,000 s.f.):

Example shows turf area, 2 trees and 12 shrubs

