

17.36.090: LANDSCAPING:

A. Area Requirements: An area of not less than ten percent (10%) of the site as depicted on the site plan shall be landscaped with live plantings. The perimeter area and slopes of the retention/detention basins may be included as part of the landscape area if landscaped.

B. Screening; Visual/Noise: Landscaping prescribed by the Planning Commission to accomplish other requirements of this title, as in visual screening, noise abatement or other needs based on site conditions are required as part of, or in addition to, the ten percent (10%) landscaping requirement.

C. Location: Front setbacks, side setbacks facing the street, and other areas visible to the public are required to be landscaped.

D. Ground Cover: All landscaped areas shall be covered with a minimum three inch (3") layer of decorative rock or other approved medium to allow water to infiltrate the ground and inhibit weed growth. Detention basins shall also be lined with rock.

E. Plant Materials: All landscaped areas shall be planted with plants that are well-suited to conditions at the project site and may include native and locally adapted shrubs, trees, or ornamental grasses and perennials compatible with xeriscape environment. (Xeriscape is a landscaping method developed especially for arid and semiarid climates that utilizes water-conservation techniques.) In the absence of secondary water or if secondary water cannot be provided to the property in question, then xeriscape will be required to fulfill the landscaping requirements.

F. ~~Watering/Irrigation: Required landscaping shall be irrigated using a secondary water supply. Culinary water shall not be used for landscape irrigation. Irrigation systems shall be designed to minimize water consumption using underground drip or bubbler systems with automatic controllers, unless exempted under Subsection G. The landscaping plan shall include a secondary water supply. Culinary water shall not be used. The irrigation systems shall be designed to minimize water consumption by using an underground drip or bubble system with an automatic controller.~~

G. Secondary Water Unavailability & Xeriscaping: Xeriscaping shall only be permitted to fulfill the landscaping requirements of this section if the parcel or lot cannot be serviced by a secondary water system. In such cases, the landscape plan must comply with xeriscape design standards approved by the City.

~~H.~~ Maintenance: The preservation of the landscaping shall be maintained in a healthy, neat, and orderly condition free of weeds and litter. Diseased or dead plant materials shall be removed and replaced by June 1 if due to winter kill or October 1 if the plant materials die during the summer months. The preservation and maintenance of the landscaping in the park strip areas are the responsibility of the property owner/tenant.

~~I.~~ Completion Requirements: Landscaping shall be completed prior to the issuance of the Certificate of Occupancy for the building or structure with which it is associated. In the case of inclement weather that prevents the installation of the required landscaping,

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the time of completion may be extended, in writing, upon approval of the Chief Building Official. (Ord. 2024-12)