

Landscaping Requirements in Commercial Zone:

Area requirements: An area of not less than ten percent (10%) of the site as depicted on the site plan shall be landscaped. Detention basins shall not be included as part of the landscaped area.

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 may be required as part of, or in addition to, the ten percent (10%) landscaping requirement.

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

Ground Cover: All landscaped area shall be covered with a minimum three-inch layer of decorative rock to allow water to infiltrate the ground and inhibit weed growth. Detention basins shall also be lined with rock.

Plant Materials: The landscaped area 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 a xeriscape environment. (Xeriscape is a landscaping method developed especially for arid and semiarid climates that utilizes water-conserving technique.)

Watering: The landscape 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 bubbler system with an automatic controller. Overhead spraying shall not be allowed.

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

Completion Requirements: Landscaping shall be completed prior to the issuance of a 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, the time completion may be extended, in writing, upon approval of the Building Official.