

102-810 Generally

102-810 (a) PURPOSE

The landscape and site design regulations of this article are intended to provide the following.

- (1) To protect property values and the appearance of neighborhoods and commercial zones through appropriate landscape and fencing.
- (2) To provide for healthy, long-lived trees within all public ways to improve the appearance of streets and create a buffer between pedestrian and vehicular travel lanes.
- (3) To increase the urban tree canopy throughout the city.
- (4) To increase the compatibility of adjacent uses and minimize the adverse impacts created by adjoining or neighboring uses.
- (5) To promote the prudent use of water through sustainable, functional landscapes.
- (6) To reduce energy demands through the shading of buildings and pavement, reducing urban heat island effects.

102-810 (b) VISIBILITY AT INTERSECTIONS

At street intersections in all zones except MX-D and MX-N, walls, fences, plants, or trees in excess of 30 inches above the abutting curb line shall not be located within a triangular area bounded by the following 3 lines:

- (1) From the intersection of the projected curb lines of two intersecting streets, extending 30 feet along one curb line;
- (2) From the intersection of the project curb lines of two intersecting streets, extending 30 feet along the other curb line;
- (3) Connecting those 2 lines diagonally from the extended endpoints.

102-820 Landscape Installation

102-820 (a) INTENT

The following provisions aid in ensuring that all required landscaping is installed and maintained properly.

102-820 (b) APPLICABILITY

These provisions apply to landscape installation required by this article.

102-820 (c) GENERAL INSTALLATION REQUIREMENTS

- (1) **National Standards.** Best management practices and procedures according to the nationally accepted standards must be practiced. All landscape and trees must be installed in conformance with the practices and procedures established by the most recent edition of the American Standard for Nursery Stock (ANSI Z60.1) as published by the American Association of Nurserymen.
- (2) **Letter of Credit.** A letter of credit in a form acceptable to the city attorney is required for all landscape installation. All landscape materials must be fully installed prior to the issuance of a certificate of occupancy, except when seasonal conditions preclude the complete installation. Complete installation is required within 9 months of the issuance of a temporary certificate of completeness or occupancy permit or the letter of credit may be forfeited. Landscape must be fully established a minimum of one year before the letter of credit is released.
- (3) **Tree Measurement.** Caliper is the measured diameter (inches) of the tree trunk as follows:
 - a. Caliper measurement of the trunk must be taken 6 inches above the ground or top of the rootball up to and including 4 inch caliper size.
 - b. If the caliper at 6 inches above the ground exceeds 4 inches, the caliper should be measured at 12 inches above the ground or top of the rootball.
- (4) **Plant Size Requirements.** Plant material must be sized according to [Table 8-1](#) unless otherwise noted in this section.
- (5) **Condition and Selection of Planting Materials.** The plant materials used must be free from visible signs of disease, infestation, or physical defect at the time of planting. Plant materials must:
 - a. Be appropriate for the conditions of the location, including sun and wind exposure, air quality, salt exposure, soil type, expected moisture content of soil, and slope.