

CHAPTER 15

GENERAL LANDSCAPE MATERIAL STANDARDS

15-1 PURPOSE

The purpose of this Chapter is to assure that, in conjunction with the purposes of Chapters 12, 14, and other related chapters all landscape requirements of this Resolution are effectively achieved with high-quality landscape elements and to provide flexibility and incentives to retain existing landscape material elements where appropriate.

15-2 STANDARDS FOR USE OF WALLS, FENCES, OR BERMS

Whenever a landscape material requirement in Chapters 12, 14, and other related chapters, includes a wall, fence or berm, such wall, fence or berm shall meet the following requirements:

15-2.1 Walls

Any wall shall be constructed to be durable, in brick, stone or other masonry materials, with fifty percent (50%) or less of the wall surface left open.

15-2.2 Fences

Any fence shall be constructed to be durable, of wood, metal or wrought iron. Fence posts shall be structurally stable. The finished side of the fence shall face out from the developing property and shall face the adjacent property or street. Chain link fencing may not be used to meet the requirements of Chapters 12, 14, and other related chapters.

15-2.3 Berms

Berms shall be physical barriers made of earth which block or screen the view similar to a hedge, fence, or wall. In no event shall a berm have a slope of greater than 3:1 (three feet of horizontal distance for each one foot rise in elevation). Any berm shall be stabilized to prevent erosion immediately after its construction and shall be landscaped within the next planting season in accordance with the landscaping requirements in Chapters 12, 14, and other related chapters.

15-2.4 Relationship of Plant Material with Wall or Fence

- (a) Where a wall or fence which is 50% or less open is used as part of a landscaping requirement, all of the required plantings accompanying the wall or fence shall be located between the wall or fence and the adjacent property of the lowest intensity use.
- (b) Where a fence is 50% or more open, as in a wrought iron type fence, the shrub requirement shall be increased by 25% (multiply the required quantity by 1.25). When a fence is 50% or more open, the required plantings accompanying the fence may be located on either side of the fence provided that at least 50% (by quantity) of the shrub requirement is on the street side or the side of the adjacent property of less intensity. Trees may be placed on either side of the fence.

15-3 PLANT INSTALLATION STANDARDS

The following standards shall apply to all new plant material installed as part of a buffer required under the provisions of Chapters 12, 14, and other related chapters.

15-3.1 Species of Plant Material

To meet the requirements of Chapters 12, 14, and other related chapters, plants shall be species listed in the Appendix 2 entitled, Recommended Plant Material List or shall be otherwise approved as appropriate for this region by a licensed Landscape Architect or Certified Horticulturist.

15-3.2 Quality and Installation

- (a) All specifications for the quality and installation of trees and shrubs shall be in accordance with the most recent edition of "American Standards for Nursery Stock" published by the American Association of Nurserymen.
- (b) All plant material shall be free from disease and damage.
- (c) All plant material shall be planted in a manner that is not intrusive to utilities, pavement, pedestrian traffic or vehicular traffic.
- (d) All required plant material shall be planted within one year or by the next planting season, as outlined in the latest edition of "American Standards for Nursery Stock", after all construction activity in the area of the new planting has ceased.

15-3.3 Size

- (a) Canopy Trees shall be deciduous trees with a minimum of twelve feet (12') overall height or a minimum caliper of 2 1/2 inches when installed, and have an expected height of at least 35 feet at maturity.
- (b) Evergreen Trees shall be a minimum of five feet (5') in height when installed.
- (c) Under story Trees shall be a minimum of five feet (5') in height in clump form or 1-1/2" caliper in single stem form when installed.
- (d) Shrubs shall be at least eighteen inches (18") in height or twenty-four inches (24") in spread when installed.

15-4 SCREENS

The objective of providing a screen is to visually hide whatever is behind the screen. The screen shall be 100% opaque. The following standards for each screening material shall be required:

15-4.1 Plant Material Height Requirements

When plant material is used as screening it shall meet all height requirements in accordance with Chapters 12 and 14. Height requirements will be considered met when plants are selected whose height at maturity meet the required height as indicated on the list in the Appendix 2 entitled, Recommended Plant Material List or as certified by a licensed Landscape Architect or Certified Horticulturist.

15-4.2 Planting Requirements

To be counted towards screening requirements, evergreen trees and evergreen shrubs shall be planted close enough to fulfill the objective as defined in Section 15-4. Recommended spacing to achieve this is as follows:

- (a) Spreading evergreen trees should be planted eight feet (8') on center. Narrow evergreen trees should be planted four feet (4') on center. Designation of evergreen trees as spreading or narrow shall be certified by a licensed Landscape Architect or certified Horticulturist.
- (b) Evergreen shrubs should be planted at a maximum of 4' on center.

15-4.3 Combination of Materials

Plant material may be used in conjunction with fences, walls and berms but the overall effect shall be a continuous 100% opaque screen at maturity. Plants may be planted in rows or be staggered, but the overall effect shall be a 100% opaque screen.

15-4.4 Approved Plant List

Plant materials used shall be on the list in Appendix 2 or shall be equivalent to plants on the list as certified by a licensed Landscape Architect or certified Horticulturist.

15-5 MAINTENANCE RESPONSIBILITIES FOR ALL LANDSCAPE MATERIALS

All landscape material must be properly maintained in order for the buffer or screen to fulfill its purpose. The owner of the property and any tenant on the property where required landscaping is located shall be jointly and severally responsible for the maintenance of all landscape materials. Such maintenance shall include all actions necessary to keep plantings healthy and orderly in appearance and to keep walls, fences and berms in good repair and neat appearance.

Any landscape material which fails to meet the minimum requirements of this Section at the time of installation shall be removed and replaced with acceptable materials. All unhealthy or dead plant material shall be replaced within one year, or by the next planting period, whichever comes first. All buffer materials shall be protected from damage by motor vehicles or pedestrians, which could reduce the effectiveness of the buffer.

15-6 CREDIT FOR EXISTING LANDSCAPE MATERIALS

The intent of this Section is to provide for the opportunity to protect and preserve existing woodlands and established plant material.

15-6.1 Trees

Credit may be given for existing Canopy Trees, Evergreen Trees and Understory Trees as follows:

- (a) Existing healthy trees may be preserved and used to fulfill landscape requirements for any required planting provided they are in accordance with the standards set forth in this Chapter and in Chapters 12, 14, and other related chapters.
- (b) Trees may be credited only one time towards any one buffer, screen or other landscape requirements set forth in this Chapter and in Chapters 12, 14, and other related chapters. Trees must be located within the required landscape area to which it will be credited.
- (c) Trees which conform to these standards and are proposed to be used for credit shall generally have location, species, and caliper or height indicated on the required landscape plan.
- (d) Trees shall be credited according to the following criteria in the quantities shown:

Minimum Caliper	Minimum Surrounding Landscape Area	Minimum width of Landscape area	Number of Trees Credited
36" or greater	350 sf	15 ft.	7
26 - 36"	300 sf	15 ft	5
13 - 25"	250 sf	10 ft	3
4 - 12"	150 sf	5 ft	2
2 - 1/2"	100 sf	5 ft	1

- (e) To be credited, a tree must have the minimum landscape area surrounding the tree according to 15-6.1(d) above or the area of the drip line of the tree, whichever is greater. The surrounding landscape area required for each credited tree may overlap the surrounding landscape area required by other existing trees to be credited by 50% of the required area. The surrounding landscape area shall be undisturbed land.
- (f) If any preserved tree dies, one tree shall be replaced for each tree credited against such a preserved tree. The required landscape plan shall indicate the quantities of trees credited and the location of the surrounding landscape area for each tree credited.

(g) 15-6.2 Shrubs.

Shrubs may be credited on a one to one basis towards landscape material requirements if the following criteria are met:

- (a) Existing healthy shrubs may be used to fulfill landscape requirements for any required planting provided they conform to the standards set forth in this Chapter and in Chapters 12, 14, and other related chapters.
- (b) Shrubs may be credited only one time towards any one buffer, screen or other landscape requirement. Shrubs must be located within the required area for the buffer or screen to which it will be credited.
- (c) Shrubs which conform to these standards and are proposed to be used for credit shall have location, species, and height indicated on the required landscape plan.
- (d) If any shrub used for credit dies, one shrub shall be replaced for each shrub credited to that shrub.

15-6.3 Protection during Construction

If trees or shrubs are to be credited towards landscaping requirements they shall be protected during all phases of construction as follows:

- (a) Prior to any site demolition, or grading, barriers shall be constructed around existing trees and shrubs to be preserved.
 - (1) Barriers around trees to be preserved shall include the minimum of surrounding landscape area as required by Section 15-6.1(d) or the area under the drip line of the tree whichever is greater.
 - (2) Barriers around shrubs to be preserved shall include the area within three feet of the shrub mass.
 - (3) When large machinery is to be used on the site, these barriers shall be sturdy fences or a similar barrier and shall be made more visible by high visibility orange paint or construction flagging. When large machinery is not to be on site, high visibility construction flagging or similar device shall clearly delineate the protected area.
- (b) The following activities are prohibited during demolition and construction under tree canopies and within any areas enclosed by protective fencing as required by this section:
 - (1) Placing backfill or storing material;
 - (2) Construction equipment;
 - (3) Changing site grades within the drip line of trees or within three feet (3') of shrubs or changing site grades so that drainage flows into or collects near protected trees or shrubs;
 - (4) All other construction activity not previously mentioned.

15-6.4 Credit for Fences, Walls, and Berms

- (a) Fences, walls, and berms may be credited towards fulfilling any landscape material requirements provided they conform to the standards set forth in this Chapter and Chapters 12, 14, and other related chapters.
- (b) All fences, walls and berms may be credited only one time towards any one buffer or screen requirement. All such fences, walls and berms must be located within the required area for the buffer or screen to which it will be credited.