

ORDINANCE 3211

AN ORDINANCE AMENDING TITLE 17 OF THE OFFICIAL CODE OF THE CITY OF GREAT FALLS (OCCGF): RESERVING CHAPTERS 41 THROUGH 43; AND, REPEALING AND REPLACING CHAPTER 44 PERTAINING TO LANDSCAPING.

* * * * *

WHEREAS, the City Commission established Title 17 of the OCCGF outlining provisions pertaining to, and known as, the Land Development Code; and

WHEREAS, the City Commission wishes to establish and reserve Chapters 41 through 43 of OCCGF Title 17; and

WHEREAS, the City Commission has recognized deficiencies throughout OCCGF Title 17, Chapter 44, including but not limited to, typographical, grammatical, formatting, and referencing deficiencies; and

WHEREAS, the City Commission wishes to cure the deficiencies and make substantive amendments to OCCGF Title 17, Chapter 44, as well as to establish consistency within the OCCGF and, where applicable, the Montana Code Annotated; and

WHEREAS, at its regularly scheduled January 28, 2020, meeting, the Great Falls Planning Advisory Board voted to recommend that the City Commission adopt Ordinance 3211.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF GREAT FALLS, MONTANA:

Section 1. OCCGF Title 17, Chapters 41-43 are hereby established and reserved;

Section 2. OCCGF Title 17, Chapter 44 is hereby repealed and replaced as depicted in Exhibit "A" attached hereto and by reference incorporated herein, with deleted language identified by ~~strike through~~ and inserted language **bolded**; and

Section 3. This ordinance shall be in full force and effect thirty (30) days after second reading and final adoption by the City Commission.

ACCEPTED by the City Commission of the City of Great Falls, Montana on first reading February 18, 2020.

ADOPTED by the City Commission of the City of Great Falls, Montana on second reading March 17, 2020.

Bob Kelly, Mayor

ATTEST:

(CITY SEAL)

Lisa Kunz, City Clerk

APPROVED FOR LEGAL CONTENT:

Sara R. Sexe, City Attorney

State of Montana)
County of Cascade : ss
City of Great Falls)

I, Lisa Kunz, City Clerk of the City of Great Falls, Montana, do certify that I did post as required by law and as prescribed and directed by the Commission, Ordinance 3211 on the Great Falls Civic Center posting board and the Great Falls City website.

Lisa Kunz, City Clerk

(CITY SEAL)

Exhibit "A"

Title 17 - LAND DEVELOPMENT CODE

Chapter 44 LANDSCAPING

Chapter 41 RESERVED

Chapter 42 RESERVED

Chapter 43 RESERVED

Chapter 44 LANDSCAPING

Articles:

Article 1 - GENERAL PROVISIONS

Article 2 - ~~BOULEVARD AREAS AND STREET MEDIANS~~

Article 3 - ~~DESIGN STANDARDS FOR COMMERCIAL, INSTITUTIONAL AND CIVIC USE BUILDINGS~~

Article 4 - ~~DESIGN STANDARDS FOR INDUSTRIAL BUILDINGS~~

Article 5 - ~~DESIGN STANDARDS FOR SINGLE FAMILY, DUPLEX AND MULTIFAMILY DWELLINGS~~
RESIDENTIAL LAND USES

Article 3 - DESIGN STANDARDS FOR ALL OTHER LAND USES

Article 1 GENERAL PROVISIONS

Sections:

~~17.44.1.010 Legislative findings.~~

~~17.44.1.020 Purpose.~~

~~17.44.1.030 Installation and maintenance.~~

~~17.44.1.040 Specifications for landscaping materials.~~

~~17.44.1.050 Retaining wall standards.~~

~~17.44.1.060 Calculations.~~

17.44.1.010 Legislative findings.

17.44.1.020 Purpose.

17.44.1.030 Applicability.

17.44.1.040 Installation and maintenance.

17.44.1.050 Specifications for landscaping materials.

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17.44.1.060 Calculations.

17.44.1.010 Legislative findings.

The City Commission makes the following findings:

- 1.—~~A.~~ A healthy environment is an indication of a healthy community-;
- 2.—~~Landscaping is a means of making City living more pleasant.~~
- 3.—~~B.~~ Landscaping helps to maintain and increase property values-;
- 4.—~~C.~~ Trees and landscaping provide lasting social, economic, environmental, and aesthetic benefits to the community-;
- 5.—~~D.~~ Flexible standards allow alternative design options that may better fit the needs of the landowner and that may be needed to address unique site characteristics-; **and**
- 6.—~~E.~~ Landscaped buffers are needed between parcels of incompatible land uses, and as the degree of incompatibility increases, the amount of buffering (width and landscaping) should increase, ~~and vice versa.~~

17.44.1.020 Purpose.

This ~~chapter~~ **Chapter** is established to promote the public health, safety, and welfare and is intended to accomplish the following purposes:

- 1.—~~Make the City more attractive and aesthetically pleasing.~~
- 2.—~~A.~~ Provide flexible standards where possible, rather than rigid requirements-;
- 3.—~~B.~~ Promote and improve public health and safety through the abatement of noise, glare of lights, dust, and air pollution-;
- 4.—~~C.~~ Improve the aesthetic appearance of the built environment-;
- 5.—~~D.~~ Ensure that land uses of different intensity have sufficient buffering between them to minimize negative effects-;
- 6.—~~E.~~ Create ~~beautiful~~ tree-lined streetscapes-;
- 7.—~~F.~~ Promote economic development by providing a high quality of life-;
- 8.—~~G.~~ Enhance ambient environmental conditions by providing shade, air purification, oxygen regeneration, groundwater recharge, storm water runoff ~~retardation~~ **mitigation**, and ~~noise, glare and~~ heat abatement-; **and**
- 9.—~~H.~~ Encourage the preservation, expansion, protection, and proper maintenance of the community forest.

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17.44.1.030 ~~Installation and maintenance~~ Applicability.

The landscaping requirements set forth in Articles 2 and 3 apply to:

- A. **New buildings constructed after the effective date of this Chapter;**
- B. **All buildings being increased in size by at least twenty (20) percent;**
- C. **All buildings undergoing a substantial improvement;**
- D. **New vehicular use areas or vehicular use areas undergoing replacement of at least fifty percent (50%) of the pavement area, this does not apply to:**
 - 1. **Overlay;**
 - 2. **Restriping; and**
 - 3. **Seal coat.**
- E. **An expansion of a vehicular use area by twenty (20) percent or more, if it equates to five (5) or more additional parking spaces; and**
- F. **All existing properties may not be altered to cause or increase noncompliance with the provisions of this Chapter.**

17.44.1.040 Installation and maintenance.

- A. **Standards. All landscaping shall be installed with standard practices in accordance with the American National Standard Institute (ANSI) A300 and shall be live vegetation.**
- B. **Landscaping and certificate of occupancy.** Prior to the issuance of a certificate of occupancy, all landscaping required in this ~~chapter~~ **Chapter** shall be installed or **the following must be completed:**
 - 1. **For all uses except single-family and two-family residential land uses,** an improvement guarantee shall be filed and accepted by the City consistent with Chapter 68 of this Title. ~~Interior landscaping for single-family dwellings shall be installed within one (1) year from the date of the certificate of occupancy.~~
 - 2. **B.—For single-family and two-family residential land uses, landscaping shall be installed within one (1) year from the date of the certificate of occupancy in association with the completion of a Landscape and screening Letter of Commitment on file in the Planning and Community Development Department.**
- C. **Landscape maintenance and replacement.** The property owner shall:
 - 1.— **Maintain landscaping in good condition so as to present a healthy, neat, and orderly appearance free from refuse, weeds, and debris in accordance with the landscaping plan as originally approved;**
 - 2.— **Replace ~~plant materials~~ within six (6) months plant materials that have died or have otherwise been damaged or removed;**

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3.— Maintain all non-~~live~~**living** landscaping materials-; **and**

~~(Ord. 2950, 2007)~~

~~C.—~~ 4. **The owner responsible for the maintenance of all**—All landscaping shall be installed in accordance with "Arboricultural Standards and Specifications" and

D. Boulevards. Any property owner wishing to construct a principal building on a vacant lot shall be live-vegetation-responsible for installing and maintaining the boulevard landscaping consistent with this Article.

1. **Removal of a boulevard tree shall be consistent with OCCGF Title 12, Chapter 15.**

2. **Trees shall be pruned to provide vertical clearance of eight (8) feet over sidewalks and fourteen (14) feet over streets.**

3. **Trees required in the boulevard areas shall be selected from the list of "Trees for Boulevard Areas in Great Falls" on file in the Planning and Community Development Department.**

4. **Mulch must be contained so as not to spill into the street and/or onto the sidewalk. Property owners are required to remove any spillage. ~~D-~~**

5. **Existing significant boulevard trees that are alive and in healthy condition shall be preserved unless approval is given pursuant to OCCGF Title 12, Chapter 15.**

E. Street Medians. When a median is incorporated into a subdivision, the developer shall be responsible for installing the landscaping as part of the project and a homeowners' association shall be responsible for perpetual maintenance, or the City, at its discretion, may accept responsibility. Designs shall be approved by the City.

F. Mature tree credit. Mature coverage of existing canopy trees will be computed and applied directly to the required landscaping- as follows:

~~E.— **General maintenance and appearance.** Landscaping shall be maintained in good condition so as to present a healthy, neat and orderly appearance, free from refuse, weeds and debris.~~

~~F.— **Joint maintenance responsibility.**~~

1. **Every existing mature tree of at least six (6) inches of diameter will be applied as the equivalent of two (2) required interior trees.**

2. ~~The owner, tenant or agent, if any, shall be jointly responsible for diameter of the maintenance of all landscaping.~~

~~G.— **Tree protection and replacement.** Existing significant trees that are alive and in healthy condition shall be preserved mature tree will be measured pursuant to the extent reasonably feasible during development or redevelopment, and may help satisfy the landscaping requirements of this chapter. Such trees shall be considered "protected" trees within the meaning of this chapter subject to the exceptions contained in item 3. below. Streets, buildings and lot layouts shall be designed to minimize the disturbance to existing significant trees. All required landscape plans shall accurately identify the locations, species, size and condition~~

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of all existing significant trees, each labeled showing the applicant's intent to either remove, transplant or protect. Where it is not feasible to protect and retain existing

Article.

1. ~~All existing street trees that are located on City rights-of-way abutting the development or redevelopment shall be accurately identified by species, size, location and condition on required landscape plans, and shall be preserved and protected in accordance with the City of Great Falls, "Arboricultural Standards and Specifications." Unauthorized removal or destruction of such trees shall require the following:~~
 - a. ~~Payment to the City of Great Falls of the value of the trees removed or damaged. The party responsible for the removal or destruction shall select either the City Forester or a qualified landscape appraiser to determine such loss based upon an appraisal of the tree to be removed by using the most recent published methods established by the Council of Tree and Landscape Appraisers; or,~~
 - b. ~~Replacement of lost or damaged trees, as directed by the City, with a sum of total trunk diameters equal to one hundred (100) percent of the trunk diameters of the trees removed. Replacement shall conform to the requirements in Article 2 to this chapter.~~
2. ~~Replacement trees shall meet the following minimum size requirements:~~
 - a. ~~Canopy Shade Trees~~
~~2.0" caliper balled and burlap or equivalent~~
 - b. ~~Ornamental Trees~~
~~2.0" caliper balled and burlap or equivalent~~
 - c. ~~Evergreen Trees~~
~~6' height balled and burlap or equivalent~~
3. ~~Trees that meet one (1) or more of the following removal criteria shall be exempt from the requirements of this subsection.~~
 - a. ~~Dead, dying or naturally fallen trees, or trees found to be a threat to public health, safety or welfare;~~
 - b. ~~Trees that are determined by the City to substantially obstruct clear visibility at driveways and intersections;~~
 - c. ~~Tree species that constitute a nuisance to the public such as cotton-bearing cottonwood, Siberian Elm and Russian Olive. However, native cotton-bearing cottonwood trees, when located in a natural area buffer zone or riparian area, are not nuisance tree species.~~

(Ord. 2950, 2007)

3. **Health and placement of the mature tree will be taken into consideration by the City when applying the mature tree credit.**

17.44.1.049050 Specifications for landscaping materials.

- A. **Generally. All plant materials shall be installed pursuant to the minimum requirements as provided by this Chapter.** All plant material shall be healthy, vigorous, and free of disease and insects. Plant material shall conform to the specifications of the American Association of Nurserymen (AAN) for **Grade No. 1-grade.**

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- B.— **Trees.** Trees shall meet the following standards:
- 1.— ~~Shade~~ **Boulevard** trees shall be at least one and one-half (1½) inches trunk caliper, measured ~~one (1) foot above~~ **six (6) inches from the ground-soil line or root flare; and**
 - 2.— ~~Ornamental~~ **Interior deciduous** trees shall be at least one and one-quarter (1¼) inches trunk caliper measured ~~one (1) foot above~~ **six (6) inches from the ground-soil line or root flare**; and 3., ~~and Evergreen~~ **interior evergreen** trees shall have a minimum planting height of five (5) feet.
- C.— **Shrubs.** Shrubs shall be at least two-gallon container-grown material or ~~of equivalent size if bare-root.~~ **of eighteen (18) inches of height or greater.**
- D.— ~~Groundcover.~~ ~~Groundcover~~ **Perennials. Perennials** shall be at least one-gallon container-grown material or of equivalent size if bare-root.
- E.— **Turf.** Turf areas may be sodded or seeded. In areas subject to erosion, sod shall be used. Sod shall be commercially grown and clean and free of weeds, noxious pests, and diseases. **If seeded, temporary watering is required, and a vegetative cover shall be established with a density of at least 70% of the seeded area in order for a certificate of occupancy to be issued.**
- F.— ~~Mulch.~~ **Mulch. Acceptable mulches include organic materials (wood chips and shredded bark), and inert inorganic materials (decomposed granite, cobble and gravel).** Where mulch is used as a ground treatment, it shall be applied to a depth of ~~four~~ **three (3) inches.** A suitable landscape fabric shall be placed between the soil and mulch to impede weed growth **for inert organic materials.**

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G.— Lawn edging. ~~recommended-required~~ **Lawn edging shall be installed around all shrub beds except for single-family and two-family land uses.** Acceptable lawn edging ~~is~~ **includes** steel, aluminum, polyethylene, and concrete curbing.

17.44.1.050 — Retaining wall standards.

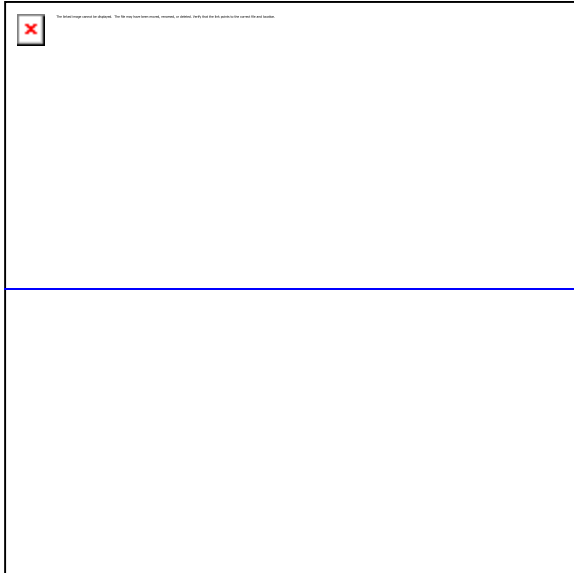
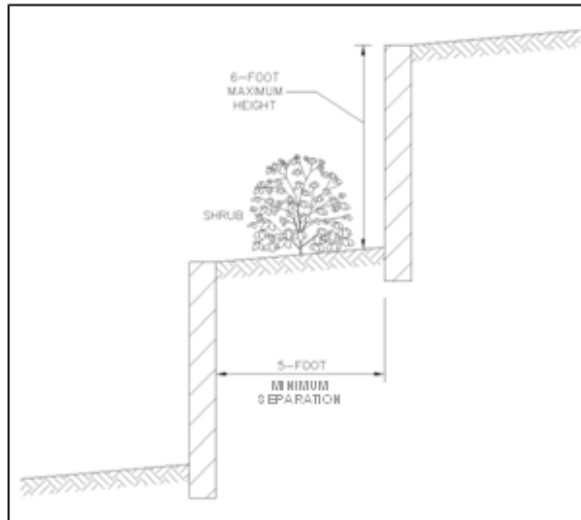


Exhibit 44-1. Dimensional standards for retaining walls



Retaining walls shall not be taller than six (6) feet. A series of more or less parallel retaining walls may be used provided there is at least a five-foot horizontal separation between the two (2) walls and the area is landscaped with shrubs at a rate of at least ten (10) shrubs per one hundred (100) feet (Exhibit 44-1).

(Ord. 2950, 2007)

17.44.1.060 Calculations.

When a calculation is used to determine the number of required trees, or the like, and results in a fraction, the requirement shall be ~~considered the whole number (rounded up)~~ **to the nearest whole number.**

Article 2 BOULEVARD AREAS DESIGN STANDARDS FOR SINGLE-FAMILY AND STREET MEDIUM TWO-FAMILY RESIDENCE LAND USES

Sections:

~~17.44.2.010 General provisions.~~

~~17.44.2.020 Responsibility for installation of street trees.~~

~~17.44.2.030 Landscaping for street medians.~~

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~~17.44.2.040 Landscaping for boulevard areas.~~

17.44.2.010 Boulevards.

17.44.2.020 Landscaping requirements.

~~17.44.2.010~~ — ~~General provisions.~~

~~A. — **Permit required.** A permit is required to:~~

- ~~1. — plant trees in the boulevard area~~
- ~~2. — remove or prune existing trees in the boulevard area~~

~~B. — **Vertical clearance.**~~

~~C. — **Supplemental uses.** Street medians and boulevard areas may contain sidewalks, utility installations, signs, benches, and other structures installed by a public agency.~~

~~D. — **Tree selection.** Trees required in this article shall be selected from the list contained in Appendix B.~~

~~E. — **Required removal.** Any landscaping in the boulevard area or street median that impedes pedestrian travel or is deemed detrimental to public safety shall be removed immediately by the property owner or agent upon written notification by the City.~~

~~F. — **Mulch.**~~

~~17.44.2.020~~ — ~~Responsibility for installation of street trees.~~

~~The property owner wishing to construct a principal building on a vacant lot shall be responsible for installing the street trees consistent with this article.~~

~~17.44.2.030~~ — ~~Landscaping for street medians.~~

~~A. — **Applicability.** When a median is incorporated into a subdivision, the provisions of this section apply.~~

~~B. — **Installation and maintenance responsibility.** The developer shall be responsible for installing the landscaping as part of the project and a homeowners association shall be responsible for perpetual maintenance or the City, at its discretion, may accept responsibility.~~

~~C. — **Number of trees required.** At least two (2) ornamental trees or one (1) for each twenty-five (25) feet of length of the median, whichever is more, shall be planted and maintained within the median. By way of example, a median four hundred forty (440) feet long will require eighteen (18) ornamental trees and a forty-foot median requires two (2) trees.~~

~~D. — **Placement of trees.** Ornamental trees shall be planted at least three (3) feet from any curb or other pavement.~~

~~E. — **Spacing of trees.** Trees shall be spaced more or less evenly along the length of the median taking into account the location of light poles, fire hydrants, and the like and the mature canopy width of existing trees and those being planted.~~

~~F. — **Shrubs, flowers and turf grass.** Shrubs, ground cover, and flower beds may be planted in the median to supplement the trees. Turf grass shall be installed within the median except in those areas occupied planting beds for shrubs, ground cover, and/or flowers.~~

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~~17.44.2.040 Landscaping for boulevard areas.~~

~~A. **Responsibility.** The property owner shall maintain landscaping within the boulevard area not occupied by roadways, curb and gutter, driveways, sidewalks, or crosswalks according to the standards in this article.~~

~~B. **Boulevards in residential areas.** in residential areas shall conform to the following standards:~~

17.44.2.010 Boulevards.

- ~~1. A.~~ Boulevards shall contain ~~grass sod~~ and trees (with **three (3) foot diameter** organic mulched reservoirs) and may include shrubs, ~~flowers~~ **perennials**, and/or ornamental plants (~~with organic mulched reservoirs within a landscaping bed~~).
- ~~2. B.~~ **Materials and vegetation prohibited in a residential boulevard include, but are not limited to, the following:**
 - 1. Artificial vegetation including, but not limited to, trees, shrubs, perennials, and grass;**
 - 2. All non-living material except as specifically allowed by this Chapter;**
 - 3. Fences and/or walls (unless approved via a Boulevard Encroachment Permit by the City Engineer);**
 - 4. Gravel, decomposed granite, or cobble; and**
 - 5. Sand.**
- ~~C.~~ At least one (1) canopy-type tree shall be planted and maintained in a boulevard section for each thirty-five (35) lineal feet of street and avenue frontage or portion thereof, not covered by driveway, sidewalks, or other approved hard surface.

~~(Ord. 2950, 2007)~~

- ~~3. D.~~ Trees shall be spaced more or less evenly along the length of the boulevard area, taking into account the location of light poles, fire hydrants, and the like, and the mature canopy width of existing trees and those being planted.
- ~~4. E.~~ No shrub shall be planted within five (5) feet of a fire hydrant or within a clear **visibility vision** triangle (as defined in ~~Chapter 32, Section OCCGF § 17.32.160 of this Title~~), if its mature height will exceed two and one-half (2½) feet. The height shall be measured from the adjoining street centerline surface elevation.

17.44.52.020 Landscaping shall be maintained, requirements.

- ~~A.~~ **Single-family** and ~~those plantings which fail~~ **two-family dwellings shall contain at least one (1) interior tree in addition to the required boulevard trees.**

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- B. Turf grass or ground cover plants shall cover at least fifty (50) percent of the lot area not covered by a structure.
- C. Regional stormwater facilities shall be landscaped pursuant to OCCGF Title 13.

Article 3 DESIGN STANDARDS FOR ALL OTHER LAND USES

Sections:

17.44.3.010 Submittals.

17.44.3.020 Boulevards.

17.44.3.030 Landscaping requirements.

17.44.3.010 ~~survive~~ Submittals.

All landscape specifications, plans, etc., shall be submitted to the City Planning and Community Development Department for review and approval. Plans shall be replaced with approved plantings within three (3) months to scale and shall include at a minimum:

- ~~6.~~—A. A site plan showing dimensioned location of all plant materials, site amenities (signage, benches, etc.), north arrow, property lines, visibility triangles, easements, utilities and otherwise;
- B. A plant list containing botanical names, common name, plant size, number, and variety of each plant used and mature area of coverage of canopy trees; and
- C. An analysis of the requirements found in this Chapter including the calculation of required interior landscaping, rate of plantings, and boulevard tree requirements.

17.44.3.020 Boulevards.

- A. Boulevards shall contain sod and trees with three (3) foot diameter organic mulched reservoirs and may include shrubs, perennials, and/or ornamental plants (within a landscaping bed).
- B. Materials and vegetation prohibited in a residential boulevard include, but are not limited to, the following:
 - ~~a.~~—1. Artificial vegetation including, but not limited to, trees, shrubs, vines, bushes, flowers, and grass-;
 - ~~b.~~—All non-living material except as specifically allowed by this chapter.
 - ~~c.~~—2. Fences/ and/ or walls (unless approved via ~~through~~ a Boulevard Encroachment Permit by the City Engineer-); and

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- ~~d. Gravel/decomposed granite/cobble.~~
- e. ~~3. Sand.~~
- C. ~~**Boulevards in non-residential areas.** Boulevards in non-residential areas shall conform to the following standards: **At least one (1) canopy-type tree shall be planted and maintained in the boulevard section for each fifty (50) lineal feet of street and avenue frontage or portion thereof not covered by driveway, sidewalks, or other approved hard surface.**~~
- 1. ~~Boulevards shall contain grass and trees, and may contain shrubs, flowers, and/or ornamental plants.~~
- 2. ~~D. **Trees shall be spaced more or less evenly along the length of the boulevard area, taking into account the location of light poles, fire hydrants, and the like, and the mature canopy width of existing trees and those being planted.**~~
- E. **Any landscaping in the boulevard area that impedes pedestrian travel or is deemed detrimental to public safety shall be pruned or removed, immediately by the property owner, tenant, or agency upon written notification from the City.**
- F. Limited amounts of non-living materials (mulches) are permitted when used in conjunction with shrub and tree plantings. Acceptable mulches include organic materials (wood chips and shredded bark), and inert inorganic materials (decomposed granite, ~~cobble~~ and gravel). ~~Where mulch is inert organic materials are used, a suitable landscape fabric shall be placed between the soil and mulch material to impede weed growth. However, the use of these substitute materials must be specifically approved by the City as part of a landscape plan.~~
- 3. ~~In no case shall the G. boulevard area include more than twenty five (25) percent non-living material, excluding driveways.~~
- 4. ~~At least one (1) canopy type tree shall be planted and maintained in the boulevard section for each thirty five (35) lineal feet of street and avenue frontage or portion thereof.~~
- 5. ~~Trees shall be spaced more or less evenly along the length of the boulevard area, taking into account the location of light poles, fire hydrants, and the like and the mature canopy width of existing trees and those being planted.~~
- 6. ~~No shrub shall be planted within five (5) feet of a fire hydrant or within a clear visibility triangle (as defined in Chapter 32, Section 17.32.160 of this Title) if its mature height will exceed two and one half (2½) feet.~~
- 7. ~~Any landscaping in the boulevard area that impedes pedestrian travel or is deemed detrimental to public safety shall be removed immediately by the property owner, tenant, or agency upon written notification of the City.~~
- 8. ~~Landscaping shall be maintained and those plantings which fail to survive shall be replaced with approved plantings within three (3) months.~~
- 9. ~~An automatic irrigation system shall be required of all commercial projects and multi-family projects with four (4) or more dwelling units.~~
- 10.
- G. All non-living material must be contained and shall not spill into the street and/or onto the sidewalk. Owners are required to remove any spillage.
- H. **No shrub shall be planted within five (5) feet of a fire hydrant or within a clear vision triangle (as defined in OCCGF § 17.32.160) if its mature height will exceed two and**

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one-half (2½) feet. The height shall be measured from the adjoining street centerline surface elevation.

11. ~~Materials and vegetation prohibited in a non-residential boulevard include, but are not limited to, the following:~~
- a. ~~Artificial vegetation including, but not limited to, trees, shrubs, vines, bushes, flowers, and grass.~~
 - b. ~~Fences/walls (unless approved via a Boulevard Encroachment Permit by the City Engineer).~~
 - c. ~~Sand.~~

Article 3 — DESIGN STANDARDS FOR COMMERCIAL, INSTITUTIONAL AND CIVIC-USE BUILDINGS

~~17.44.3.010 Applicability.~~

~~17.44.3.020 Submittals.~~

~~17.44.3.030 Landscaping requirements.~~

I. An automatic irrigation system shall be required.

~~Applicability.~~

A. ~~**General applicability.** The landscaping requirements set forth in this article apply to:~~

- 1. ~~New buildings constructed after the effective date of this chapter.~~
- 2. ~~All buildings being increased in size by at least twenty (20) percent.~~
- 3. ~~All buildings greater than twenty thousand (20,000) square feet changing occupancy or undergoing interior or exterior remodeling.~~

~~(Ord. 2950, 2007)~~

- 4. ~~New vehicular use areas constructed after the effective date of this chapter.~~
- 5. ~~An expansion of a vehicular use area by twenty (20) percent, if it equates to five (5) or more parking spaces.~~
- 6. ~~All buildings and vehicular use areas which have been cumulatively increased in size by twenty-five (25) percent over a ten-year period.~~

B. ~~**Exemption.** The following are exempt:~~

- 1. ~~Vehicle use areas located within a parking garage or within a building.~~

17.44.3.020 — Submittals.

~~Three (3) copies of all landscape specifications, plans, etc. shall be submitted to the City for review and approval. Plans shall be at a scale of one (1) inch equals twenty (20) feet (for sites one (1) acre or less in size) or one (1) inch equals fifty (50) feet (for sites larger than one (1) acre), and shall include at a minimum:~~

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- ~~1. A plant list containing botanical names, common name, plant size, number and variety of each plant used and mature area of coverage of canopy trees.~~
- ~~2. A site plan showing dimensioned location of all plant materials, site amenities (signage, benches, etc.), north arrow, property lines, easements, utilities and otherwise, and adjacent land uses.~~
- ~~3. A plan showing location and construction details for all irrigation systems to be installed.~~

17.44.3.030 Landscaping requirements.

A. — **Minimum requirements for interior landscaping.** ~~Minimum~~ **The minimum** square footage of interior landscaping, inclusive of landscaping in vehicular use areas ~~and foundation planting areas~~, shall be fifteen (15) percent of the gross property area to be developed or redeveloped for property located in a commercial zone, and ~~seventeen (17) percent of the gross area to be developed for non-residential~~ **all uses in residential zones, except industrial.**

B. — **Vehicular use area requirements.** A portion of the required landscaping, equal to at least **A minimum of ten (10) percent of the off-street** vehicular use areas, must be located within the vehicular use areas ~~landscaped~~. **This requirement can be a part of the required interior landscaping pursuant to § 17.44.3.030(A).** The following specific standards shall apply:

1. — Each row of parking spaces in interior parking areas shall be terminated by a landscaped island;
2. — There shall be no more than twenty (20) parking spaces in a row without a landscaped island;
3. — Landscaped islands shall have a minimum island dimension (inside curb face to inside curb face) of six (6) feet and shall extend the length of the parking space-
(Ord. 2950, 2007);
4. — Landscaped areas within a ~~vehicle~~ **vehicular** use area shall be bounded by a continuous concrete ~~curb or other~~ **curbs or** similar barrier approved by the City Engineer;
5. — Landscaped islands ~~shall~~ **must** contain ~~canopy shade trees~~, **a tree with either shrubs and/or turf grass. If light poles are located within a landscape island, the island tree may be planted in another location within the interior area to be landscaped; and**

(Ord. 2950, 2007)

6. — Where a vehicular use area abuts a public-use roadway, a minimum six (6) feet of landscaping shall be provided between the vehicular use area and the sidewalk with at least ~~seventy-five (75) percent of the area in turf grass.~~ **property line.**

C. **Irrigation of Landscaping.** ~~An automatic irrigation system shall be required.~~ **Mounding requirement adjacent to vehicular use areas.**

D. **Rate of plantings.**

1. **For sites less than two (2) acres: There shall be** a minimum of ~~six (6) inches above the height of adjacent vehicular use areas, but not exceeding 3:one (1 slope,)~~ **tree** and shall be protected from vehicular traffic ~~four (4) shrubs planted~~

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- and maintained per four hundred (400) square feet, or fraction thereof, of required interior landscaping.
2. For sites two (2) acres and greater: There shall be a minimum of one (1) tree and four (4) shrubs planted and maintained per five hundred (500) square feet, or fraction thereof, of required interior landscaping.
 3. Perennial substitution: Two (2) perennials or one (1) ornamental grass may be substituted for one (1) shrub for a maximum of thirty (30) percent of total required shrubs.
 4. Non-vegetative special features:
 - i. Nine (9) cubic feet of freestanding permanent sculpture which is integrated with ~~curbing or other similar barrier landscaping~~ may be substituted for one (1) shrub with a maximum of ten (10) percent of total required shrubs. Requirements shall be approved by the ~~City Engineer~~.
 - ~~D.~~ ii. Stone boulders not smaller than two (2) feet in diameter which are integrated with other landscaping may be substituted for one (1) shrub with a maximum of ten (10) percent of total required shrubs.
- E. Boulevard landscaping credit. Twenty-five (25) percent of the boulevard landscaping area, excluding sidewalks and driveways, may be credited to the interior landscaping area requirement specified in (A). In addition, up to two (2) shade trees planted in the boulevard area may be credited toward interior tree requirements.
- F. Buffer between uses. Where a non-residential use abuts a residential use, a minimum fifteen-foot landscape buffer shall be provided along the full length of the shared property line. The landscape buffer shall contain sod, trees, and shrubs. The plantings required for the landscape buffer may be counted towards the interior rate of plantings requirement.
- G. Screening between uses. Where a vehicular use area abuts an adjacent residential use one of the following shall be installed to screen the residential use from the lights of the vehicles:
1. **Fence or wall.** Provide a six-foot tall, 100% percent opaque wall or fence along the ~~screening area~~ shared property line; or
 2. **Landscape Berm.** Provide a ~~landscape~~ berm at least three (3) feet in height **with landscaping at the top of the berm**. If the berm is less than five (5) feet in height, it must include at least one shrub or tree per three (3) linear feet along the top of the berm.
- H. **Natural amenities.** When a site abuts a natural amenity such as a flood plain, canal, park or other open space, the landscape plan shall integrate with and respect the natural integrity of the amenity.
- ~~E.~~ **I. ~~Detention and retention areas.~~ Stormwater facilities.** By design, ~~detention and retention areas~~ stormwater facilities shall be physically, functionally, and visually integrated into adjacent landscape areas. ~~Standing water is discouraged and shall be properly drained unless incorporated into re-circulating water features or irrigation systems.~~
- J. **Landscaping in Central business core.** All properties located in the C-4 central business core zoning district are exempt from the above listed requirements except for Subsections (B.) and (C.) of this Section.

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- ~~F. **Rate of plantings.** There shall be a minimum of one (1) tree and seven (7) shrubs planted and maintained per four hundred (400) square feet, or fraction thereof, of required interior landscaping.~~
- ~~G. **Buffer and screening between uses.** Where a commercial or non-residential use abuts a residential use, a minimum fifteen-foot landscape buffer shall be provided along the shared property line. Where vehicular use areas abut adjacent residential property, the lot shall be screened with a decorative masonry or concrete wall at least four (4) feet in height, or with evergreen and deciduous trees and shrubs in combination with low soil berms that will provide ample screening within three (3) growing seasons to protect the residential property.~~
- ~~H. **Boulevard landscaping credit.** Twenty-five (25) percent of the boulevard landscaping, excluding sidewalks and driveways, may be credited to the interior landscaping requirement specified in item A above.~~

~~(Ord. 2950, 2007)~~

- ~~I. **Foundation planting requirements.** For commercial, institutional and civic use buildings in all commercial zoning districts, except the C-4 Central Business Core district, at least fifty (50) percent of the frontage of the building face shall be occupied by a foundation planting bed(s) and at least twenty (20) percent of the frontage of the side of the building shall be occupied by a foundation planting bed(s). The planting beds shall be at least four (4) feet wide, mulched, and contain a mix of vegetation types (annual flowers, perennial flowers, ground cover and shrubs). For example, if a building measures one hundred twenty (120) feet on its face (length) by fifty (50) feet (depth), there would be sixty (60) feet of foundation plantings on the face and ten (10) feet on each of the sides.~~

~~(Ord. 2950, 2007)~~

~~**Article 4 — DESIGN STANDARDS FOR INDUSTRIAL BUILDINGS**~~

~~**Sections:**~~

~~17.44.4.010 Applicability.~~

~~17.44.4.020 Submittals.~~

~~17.44.4.030 Landscaping requirements.~~

~~**17.44.4.010 — Applicability.**~~

~~A. **General applicability.** The landscaping requirements set forth in this article apply to:~~

- ~~1. New buildings constructed after the effective date of this chapter.~~
- ~~2. New vehicular use areas constructed after the effective date of this chapter.~~
- ~~3. All buildings and vehicular use areas which have been cumulatively increased in size by twenty-five (25) percent over a ten-year period.~~

~~B. **Exemption.** The following are exempt:~~

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- ~~1. Vehicle use areas located within a parking garage or within a building.~~

17.44.4.020 Submittals.

Three (3) copies of all landscape specifications, plans, etc. shall be submitted to the City for review and approval. Plans shall be at a scale of one (1) inch equals twenty (20) feet (for sites one (1) acre or less in size) or one (1) inch equals fifty (50) feet (for sites larger than one (1) acre), and shall include at a minimum:

- ~~1. A plant list containing botanical names, common name, plant size, number and variety of each plant used and mature area of coverage of canopy trees.~~
- ~~2. A site plan showing dimensioned location of all plant materials, site amenities (signage, benches, etc.), north arrow, property lines, easements, utilities and otherwise, and adjacent land uses.~~
- ~~3. A plan showing location and construction details for all irrigation systems to be installed.~~

17.44.4.030 Landscaping requirements.

A. ~~A minimum of ten (10) percent of off-street vehicular use areas must be landscaped. The following specific standards shall apply:~~

- ~~1. Each row of parking spaces in interior parking areas shall be terminated by a landscaped island.~~
- ~~2. There shall be no more than twenty (20) parking spaces in a row without a landscaped island.~~
- ~~3. Landscaped islands shall have a minimum island dimension (inside curb face to inside curb face) of six (6) feet and shall extend the length of the parking space.~~
- ~~4. Landscaped areas within a vehicle use area shall be bounded by a continuous concrete curb or other similar barrier approved by the City Engineer.~~
- ~~5. Landscaped islands shall contain canopy shade trees, shrubs, and/or turf grass.~~
- ~~6. Where a vehicular use area abuts a public use roadway, a minimum of eight (8) feet (in depth) of landscaping shall be provided between the vehicular use area and the sidewalk with at least seventy-five (75) percent of the area in turf grass.~~

B. **Boulevard Landscaping.** Landscaping for boulevards in the Industrial Use areas will conform to the standards listed in 17.44.2.040(C).

C. **Foundation planting requirements.** For buildings in all industrial zoning districts, at least fifty (50) percent of the frontage of the building face shall be occupied by a foundation planting bed(s). The planting beds shall be at least four (4) feet wide, mulched, and contain a mix of vegetation types (annual flowers, perennial flowers, ground cover and shrubs). For example, if a building measures one hundred twenty (120) feet on its face, there would be sixty (60) feet of foundation plantings.

D. **Buffer and screening between uses.** Where an industrial use abuts a non-industrial use, a minimum fifteen-foot landscape buffer shall be provided along the shared property line. Where vehicular use areas abut adjacent residential property, the lot shall be screened with a decorative masonry or concrete wall at least four (4) feet in height, or with evergreen and deciduous trees and shrubs in combination with low soil berms that will provide ample screening within three (3) growing seasons to protect the residential property.

E. **Natural amenities.** When a site abuts a natural amenity such as a flood plain, canal, park or other open space, the landscape plan shall integrate with and respect the natural integrity of the amenity.

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~~F. **Detention and retention areas.** By design, detention and retention areas shall be physically, functionally, and visually integrated into adjacent landscape areas. Standing water is discouraged and shall be properly drained unless incorporated into re-circulating water features or irrigation systems.~~

~~(Ord. 2950, 2007)~~

Article 5 — DESIGN STANDARDS FOR SINGLE FAMILY, DUPLEX AND MULTI-FAMILY DWELLINGS

Sections:

~~17.44.5.010 Applicability.~~

~~17.44.5.020 Submittals.~~

~~17.44.5.030 Landscaping requirements.~~

17.44.5.010 — Applicability.

The landscaping requirements set forth in this article apply to:

- ~~1. New residential dwellings constructed after the effective date of this chapter.~~
- ~~2. All residential dwellings being increased in size by at least fifty (50) percent.~~

17.44.5.020 — Submittals.

~~All landscape specifications, plans, etc. shall be submitted for review and approval to the City before a building permit will be issued.~~

17.44.5.030 — Landscaping requirements.

- ~~1. A canopy tree or evergreen tree shall be planted and maintained for each one thousand five hundred (1,500) square feet of net lot area. Up to two (2) shade trees located in the boulevard area may be applied to this requirement, provided that at least one (1) canopy tree or evergreen tree shall be planted within the interior.~~
- ~~2. Turf grass or ground cover plants shall cover at least fifty (50) percent of the net lot area.~~

~~(Ord. 3211, 2019; Ord. 2958, 2007; Ord. 2950, 2007; Ord. 2923, 2005; Ord. 2734, 1998; Ord. 2687, 1995; Ord. 2599, 1991; Ord. 2549, 1989; Ord. 2404, 1985; Ord. 2185, 1980)~~

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Chapter 42 RESERVED

Chapter 43 RESERVED

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Articles:

Article 1 - GENERAL PROVISIONS

Article 2 - DESIGN STANDARDS FOR SINGLE FAMILY AND TWO-FAMILY RESIDENTIAL LAND USES

Article 3 - DESIGN STANDARDS FOR ALL OTHER LAND USES

Article 1 GENERAL PROVISIONS

Sections:

17.44.1.010 Legislative findings.

17.44.1.020 Purpose.

17.44.1.030 Applicability.

17.44.1.040 Installation and maintenance.

17.44.1.050 Specifications for landscaping materials.

17.44.1.060 Calculations.

17.44.1.010 Legislative findings.

The City Commission makes the following findings:

- A. A healthy environment is an indication of a healthy community;
- B. Landscaping helps to maintain and increase property values;
- C. Trees and landscaping provide lasting social, economic, environmental, and aesthetic benefits to the community;
- D. Flexible standards allow alternative design options that may better fit the needs of the landowner and that may be needed to address unique site characteristics; and

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- E. Landscaped buffers are needed between parcels of incompatible land uses, and as the degree of incompatibility increases, the amount of buffering (width and landscaping) should increase.

17.44.1.020 Purpose.

This Chapter is established to promote the public health, safety, and welfare and is intended to accomplish the following purposes:

- A. Provide flexible standards where possible, rather than rigid requirements;
- B. Promote and improve public health and safety through the abatement of noise, glare of lights, dust, and air pollution;
- C. Improve the aesthetic appearance of the built environment;
- D. Ensure that land uses of different intensity have sufficient buffering between them to minimize negative effects;
- E. Create tree-lined streetscapes;
- F. Promote economic development by providing a high quality of life;
- G. Enhance ambient environmental conditions by providing shade, air purification, oxygen regeneration, groundwater recharge, storm water runoff mitigation, and heat abatement; and
- H. Encourage the preservation, expansion, protection, and proper maintenance of the community forest.

17.44.1.030 Applicability.

The landscaping requirements set forth in Articles 2 and 3 apply to:

- A. New buildings constructed after the effective date of this Chapter;
- B. All buildings being increased in size by at least twenty (20) percent;
- C. All buildings undergoing a substantial improvement;
- D. New vehicular use areas or vehicular use areas undergoing replacement of at least fifty percent (50%) of the pavement area, this does not apply to:
 - 1. Overlay;
 - 2. Restriping; and
 - 3. Seal coat.
- E. An expansion of a vehicular use area by twenty (20) percent or more, if it equates to five (5) or more additional parking spaces; and
- F. All existing properties may not be altered to cause or increase noncompliance with the provisions of this Chapter.

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17.44.1.040 Installation and maintenance.

- A. **Standards.** All landscaping shall be installed with standard practices in accordance with the American National Standard Institute (ANSI) A300 and shall be live vegetation.
- B. **Landscaping and certificate of occupancy.** Prior to the issuance of a certificate of occupancy, all landscaping required in this Chapter shall be installed or the following must be completed:
1. For all uses except single-family and two-family residential land uses, an improvement guarantee shall be filed and accepted by the City consistent with Chapter 68 of this Title.
 2. For single-family and two-family residential land uses, landscaping shall be installed within one (1) year from the date of the certificate of occupancy in association with the completion of a Landscape Letter of Commitment on file in the Planning and Community Development Department.
- C. **Landscape maintenance and replacement.** The property owner shall:
1. Maintain landscaping in good condition so as to present a healthy, neat, and orderly appearance free from refuse, weeds, and debris in accordance with the landscaping plan as originally approved;
 2. Replace within six (6) months plant materials that have died or have otherwise been damaged or removed;
 3. Maintain all non-living landscaping materials; and
 4. The owner shall be responsible for the maintenance of all landscaping
- D. **Boulevards.** Any property owner wishing to construct a principal building on a vacant lot shall be responsible for installing and maintaining the boulevard landscaping consistent with this Article.
1. Removal of a boulevard tree shall be consistent with OCCGF Title 12, Chapter 15.
 2. Trees shall be pruned to provide vertical clearance of eight (8) feet over sidewalks and fourteen (14) feet over streets.
 3. Trees required in the boulevard areas shall be selected from the list of "Trees for Boulevard Areas in Great Falls" on file in the Planning and Community Development Department.
 4. Mulch must be contained so as not to spill into the street and/or onto the sidewalk. Property owners are required to remove any spillage.
 5. Existing significant boulevard trees that are alive and in healthy condition shall be preserved unless approval is given pursuant to OCCGF Title 12, Chapter 15.
- E. **Street Medians.** When a median is incorporated into a subdivision, the developer shall be responsible for installing the landscaping as part of the project and a homeowners' association shall be responsible for perpetual maintenance, or the City, at its discretion, may accept responsibility. Designs shall be approved by the City.
- F. **Mature tree credit.** Mature coverage of existing canopy trees will be computed and applied directly to the required landscaping as follows:

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1. Every existing mature tree of at least six (6) inches of diameter will be applied as the equivalent of two (2) required interior trees.
2. The diameter of the mature tree will be measured pursuant to the requirements of this Article.
3. Health and placement of the mature tree will be taken into consideration by the City when applying the mature tree credit.

17.44.1.050 Specifications for landscaping materials.

- A. **Generally.** All plant materials shall be installed pursuant to the minimum requirements as provided by this Chapter. All plant material shall be healthy, vigorous, and free of disease and insects. Plant material shall conform to the specifications of the American Association of Nurserymen (AAN) for Grade No. 1.
- B. **Trees.** Trees shall meet the following standards:
 1. Boulevard trees shall be at least one and one-half (1½) inches trunk caliper, measured six (6) inches from the soil line or root flare; and
 2. Interior deciduous trees shall be at least one and one (1) inch trunk caliper measured six (6) inches from the soil line or root flare, and interior evergreen trees shall have a minimum planting height of five (5) feet.
- C. **Shrubs.** Shrubs shall be at least two-gallon container-grown material or bare-root of eighteen (18) inches of height or greater.
- D. **Perennials.** Perennials shall be at least one-gallon container-grown material or of equivalent size if bare-root.
- E. **Turf.** Turf areas may be sodded or seeded. In areas subject to erosion, sod shall be used. Sod shall be commercially grown and clean and free of weeds, noxious pests, and diseases. If seeded, temporary watering is required, and a vegetative cover shall be established with a density of at least 70% of the seeded area in order for a certificate of occupancy to be issued.
- F. **Mulch.** Acceptable mulches include organic materials (wood chips and shredded bark), and inert inorganic materials (decomposed granite, cobble and gravel). Where mulch is used as a ground treatment, it shall be applied to a depth of three (3) inches. A suitable landscape fabric shall be placed between the soil and mulch to impede weed growth for inert organic materials.
- G. **Lawn edging.** Lawn edging shall be installed around all shrub beds except for single-family and two-family land uses. Acceptable lawn edging includes steel, aluminum, polyethylene, and concrete curbing.

17.44.1.060 Calculations.

When a calculation is used to determine the number of required trees, or the like, and results in a fraction, the requirement shall be rounded to the nearest whole number.

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Article 2 DESIGN STANDARDS FOR SINGLE-FAMILY AND TWO-FAMILY RESIDENCE LAND USES

Sections:

17.44.2.010 Boulevards.

17.44.2.020 Landscaping requirements.

17.44.2.010 Boulevards.

- A. Boulevards shall contain sod and trees with three (3) foot diameter organic mulched reservoirs and may include shrubs, perennials, and/or ornamental plants (within a landscaping bed).
- B. Materials and vegetation prohibited in a residential boulevard include, but are not limited to, the following:
 - 1. Artificial vegetation including, but not limited to, trees, shrubs, perennials, and grass;
 - 2. All non-living material except as specifically allowed by this Chapter;
 - 3. Fences and/or walls (unless approved via a Boulevard Encroachment Permit by the City Engineer);
 - 4. Gravel, decomposed granite, or cobble; and
 - 5. Sand.
- C. At least one (1) canopy-type tree shall be planted and maintained in a boulevard section for each thirty-five (35) lineal feet of street and avenue frontage or portion thereof not covered by driveway, sidewalks, or other approved hard surface.
- D. Trees shall be spaced more or less evenly along the length of the boulevard area, taking into account the location of light poles, fire hydrants, and the like, and the mature canopy width of existing trees and those being planted.
- E. No shrub shall be planted within five (5) feet of a fire hydrant or within a clear vision triangle as defined in OCCGF § 17.32.160, if its mature height will exceed two and one-half (2½) feet. The height shall be measured from the adjoining street centerline surface elevation.

17.44.2.020 Landscaping requirements.

- A. Single-family and two-family dwellings shall contain at least one (1) interior tree in addition to the required boulevard trees.
- B. Turf grass or ground cover plants shall cover at least fifty (50) percent of the lot area not covered by a structure.
- C. Regional stormwater facilities shall be landscaped pursuant to OCCGF Title 13.

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Article 3 DESIGN STANDARDS FOR ALL OTHER LAND USES

Sections:

17.44.3.010 Submittals.

17.44.3.020 Boulevards.

17.44.3.030 Landscaping requirements.

17.44.3.010 Submittals.

All landscape specifications, plans, etc., shall be submitted to the City Planning and Community Development Department for review and approval. Plans shall be to scale and shall include at a minimum:

- A. A site plan showing dimensioned location of all plant materials, site amenities (signage, benches, etc.), north arrow, property lines, visibility triangles, easements, utilities and otherwise;
- B. A plant list containing botanical names, common name, plant size, number, and variety of each plant used and mature area of coverage of canopy trees; and
- C. An analysis of the requirements found in this Chapter including the calculation of required interior landscaping, rate of plantings, and boulevard tree requirements.

17.44.3.020 Boulevards.

- A. Boulevards shall contain sod and trees with three (3) foot diameter organic mulched reservoirs and may include shrubs, perennials, and/or ornamental plants (within a landscaping bed).
- B. Materials and vegetation prohibited in a boulevard include, but are not limited to, the following:
 - 1. Artificial vegetation including, but not limited to, trees, shrubs, vines, bushes, flowers, and grass;
 - 2. Fences and/ or walls (unless approved through a Boulevard Encroachment Permit by the City Engineer); and
 - 3. Sand.
- C. At least one (1) canopy-type tree shall be planted and maintained in the boulevard section for each fifty (50) lineal feet of street and avenue frontage or portion thereof not covered by driveway, sidewalks, or other approved hard surface.
- D. Trees shall be spaced more or less evenly along the length of the boulevard area, taking into account the location of light poles, fire hydrants, and the like, and the mature canopy width of existing trees and those being planted.

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- E. Any landscaping in the boulevard area that impedes pedestrian travel or is deemed detrimental to public safety shall be pruned or removed, immediately by the property owner, tenant, or agency upon written notification from the City.
- F. Limited amounts of non-living materials (mulches) are permitted when used in conjunction with shrub and tree plantings. Acceptable mulches include organic materials (wood chips and shredded bark), and inert inorganic materials (decomposed granite and gravel). Where inert organic materials are used, a suitable landscape fabric shall be placed between the soil and mulch material to impede weed growth. However, the use of these substitute materials must be specifically approved by the City as part of a landscape plan.
- G. All non-living material must be contained and shall not spill into the street and/or onto the sidewalk. Owners are required to remove any spillage.
- H. No shrub shall be planted within five (5) feet of a fire hydrant or within a clear vision triangle (as defined in OCCGF § 17.32.160) if its mature height will exceed two and one-half (2½) feet. The height shall be measured from the adjoining street centerline surface elevation.
- I. An automatic irrigation system shall be required.

17.44.3.030 Landscaping requirements.

- A. **Minimum requirements for interior landscaping.** The minimum square footage of interior landscaping, inclusive of landscaping in vehicular use areas, shall be fifteen (15) percent of the gross property area to be developed or redeveloped for all uses except industrial.
- B. **Vehicular use area requirements.** A minimum of ten (10) percent of off-street vehicular use areas must be landscaped. This requirement can be a part of the required interior landscaping pursuant to § 17.44.3.030(A.). The following specific standards shall apply:
 - 1. Each row of parking spaces in interior parking areas shall be terminated by a landscaped island;
 - 2. There shall be no more than twenty (20) parking spaces in a row without a landscaped island;
 - 3. Landscaped islands shall have a minimum island dimension (inside curb face to inside curb face) of six (6) feet and shall extend the length of the parking space;
 - 4. Landscaped areas within a vehicular use area shall be bounded by continuous concrete curbs or similar barrier approved by the City Engineer;
 - 5. Landscaped islands must contain a tree with either shrubs and/or turf grass. If light poles are located within a landscape island, the island tree may be planted in another location within the interior area to be landscaped; and
 - 6. Where a vehicular use area abuts a public-use roadway, a minimum six (6) feet of landscaping shall be provided between the vehicular use area and the property line.
- C. **Irrigation of Landscaping.** An automatic irrigation system shall be required.
- D. **Rate of plantings.**

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1. **For sites less than two (2) acres:** There shall be a minimum of one (1) tree and four (4) shrubs planted and maintained per four hundred (400) square feet, or fraction thereof, of required interior landscaping.
 2. **For sites two (2) acres and greater:** There shall be a minimum of one (1) tree and four (4) shrubs planted and maintained per five hundred (500) square feet, or fraction thereof, of required interior landscaping.
 3. **Perennial substitution:** Two (2) perennials or one (1) ornamental grass may be substituted for one (1) shrub for a maximum of thirty (30) percent of total required shrubs.
 4. **Non-vegetative special features:**
 - i. Nine (9) cubic feet of freestanding permanent sculpture which is integrated with other landscaping may be substituted for one (1) shrub with a maximum of ten (10) percent of total required shrubs. Requirements shall be approved by the City.
 - ii. Stone boulders not smaller than two (2) feet in diameter which are integrated with other landscaping may be substituted for one (1) shrub with a maximum of ten (10) percent of total required shrubs.
- E. **Boulevard landscaping credit.** Twenty-five (25) percent of the boulevard landscaping area, excluding sidewalks and driveways, may be credited to the interior landscaping area requirement specified in (A). In addition, up to two (2) shade trees planted in the boulevard area may be credited toward interior tree requirements.
- F. **Buffer between uses.** Where a non-residential use abuts a residential use, a minimum fifteen-foot landscape buffer shall be provided along the full length of the shared property line. The landscape buffer shall contain sod, trees, and shrubs. The plantings required for the landscape buffer may be counted towards the interior rate of plantings requirement.
- G. **Screening between uses.** Where a vehicular use area abuts an adjacent residential use one of the following shall be installed to screen the residential use from the lights of the vehicles:
1. **Fence or wall.** Provide a six-foot tall, 100 percent opaque wall or fence along the shared property line; or
 2. **Landscape Berm.** Provide a berm at least three (3) feet in height with landscaping at the top of the berm. If the berm is less than five (5) feet in height, it must include at least one shrub or tree per three (3) linear feet along the top of the berm.
- H. **Natural amenities.** When a site abuts a natural amenity such as a flood plain, canal, park or other open space, the landscape plan shall integrate with and respect the natural integrity of the amenity.
- I. **Stormwater facilities.** By design, stormwater facilities shall be physically, functionally, and visually integrated into adjacent landscape areas.
- J. **Landscaping in Central business core.** All properties located in the C-4 Central business core zoning district are exempt from the above listed requirements except for Subsections (B.) and (C.) of this Section.

(Ord. 3211, 2019; Ord. 2958, 2007; Ord. 2950, 2007; Ord. 2923, 2005; Ord. 2734, 1998; Ord. 2687, 1995; Ord. 2599, 1991; Ord. 2549, 1989; Ord. 2404, 1985; Ord. 2185, 1980)