

ATTACHMENT B

Proposed Changes to Landscaping Provisions **LUC Sec. 3.7.2.3, Sec. 3.7.2.4 and Sec. 6.2.22**

3.7.2.3 Vehicular Use Areas. The following requirements apply to developments which provide more than four (4) motor vehicle parking spaces.

A. *Canopy Trees in Vehicular Use Areas.*

1. Within a vehicular use area, one (1) canopy tree is required for each ~~fifteen~~ ~~(15)~~ten (10) motor vehicle parking spaces or fraction thereof.
 - a. The canopy trees must be evenly distributed throughout the vehicular use area. Every parking space shall be located within forty (40) feet of the trunk of a canopy tree (as measured from the center of the tree trunk).
 - b. In areas where a required landscape border falls within the vehicular use area, up to 50% of the canopy trees may be counted towards both the minimum parking lot canopy tree requirement and the landscape border canopy tree requirement.

~~Canopy trees located within ten (10) feet of a vehicular use area may be counted toward the canopy tree requirement if:~~

- ~~1. The number of canopy trees located in a vehicular use area is not reduced below fifty (50) percent of the total number of canopy trees required under Sec. 3.7.2.3.A.1, and~~

~~A minimum of one (1) canopy tree is provided within a vehicular use area.~~

- c. An unpaved planting area, which is a minimum of thirty-four (34) square feet in area and four (4) feet in width, must be provided for each canopy tree.
 - d. Structurally covered or underground motor vehicle parking spaces are not included in calculating the required number and location of canopy trees.
2. ~~One (1) or more of t~~he following options may be used in place of Sec. 3.7.2.3.A.1 to calculate the required number of canopy trees within a vehicular use area.

~~a. No motor vehicle parking space is located more than thirty (30) feet from the trunk of a tree.~~

- a. The shade pattern caused by trees at maturity and buildings on the vehicular use area from 9:20 a.m. to 3:20 p.m. Mountain Standard Time on June 21 covers fifty (50) percent of the paved area within the vehicular use area.

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3. On expansion of an existing development that is located on a lot of record on February 17, 1991, ten thousand (10,000) square feet or less in size, the existing vehicular use area is exempt from the canopy tree requirement, if the existing vehicular use area is in compliance with the zoning regulations in effect at the time the existing vehicular use area was developed.

4. On expansion of an existing development, the existing vehicular use areas are exempt from the canopy tree requirement, if the existing vehicular use area is subject to development plans or permit site plans approved between February 15, 1991 and [effective date of this ordinance].

- B. *Plant Protection.* Areas where plants are susceptible to injury by vehicular or pedestrian traffic must be protected by appropriate means, such as curbs, bollards, or low walls.

3.7.2.4 Landscape Borders. There are two (2) types of landscape borders: Street landscape borders and interior landscape borders. The following apply to all landscape borders.

- One (1) canopy tree must be provided for every thirty-three (33) linear feet of landscape border or fraction thereof, excluding vehicular ingress or egress points.
- A minimum of one (1) canopy tree must be provided within a required landscape border.
- Trees may be planted at varying distances apart.

A. *Street Landscape Borders.* To enhance the visual appearance of the streetscape, a landscape border is required in accordance with Table 3.7.2-I along the street frontage of a site as follows. (Ord. No. 9374, §1, 4/10/00)

1. Street landscape borders shall be a minimum of ten (10) feet wide as measured from the street property line. On streets designated as Major Streets and Routes (MS&R), the street landscape border is measured from the MS&R right-of-way line as determined by Sec. 2.8.3.4.
2. Street landscape borders for residential subdivisions of eight (8) or more lots shall conform to the following standards:
 - a. Street landscape borders are only required along the exterior boundaries of subdivisions. Landscape borders are not required along front yard street frontages.
 - b. Walls, fences, or other screening must be placed behind the landscape border.
 - c. The landscape border shall be recorded as common area and maintained by the homeowners association (HOA). The subdivision CC&Rs and shall reference the maintenance standards in Sec. 3.7.6. The DSD Director may

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allow the recording of a public use easement with the subdivision plat in cases where the requirements of this section is the only reason for the creation of an HOA. The public use easement shall require the abutting property owner to install and maintain a landscape border in accordance with the standards in this Division.

- d. Street landscape borders fronting on local streets may be reduced to a minimum of five (5) feet.

~~2.3.~~ 3. Street landscape borders shall be located entirely on site, except that, if approved by the City Engineer or designee, up to five (5) feet of the required ten (10) foot width be placed within the adjacent right-of-way area or within the Major Streets and Routes (MS&R) right-of-way area on MS&R streets.

~~3.4.~~ 4. Except as otherwise provided by this Division, the area between the right-of-way line and sidewalk and the area between the sidewalk and the curb, if not covered with vegetation, shall be covered with an appropriate inorganic ground cover, such as decomposed granite.

~~4.5.~~ 5. Fifty (50) percent or more of the area of the street landscape border must be covered with shrubs or vegetative ground cover. The required ground coverage must be achieved within two (2) years from the date of planting.

~~5.6.~~ 6. Street landscape borders on property with street frontage on a designated Scenic Route are subject to the requirements of Sec. 3.7.5.2.A. (Ord. No. 9138, §1, 10/5/98)

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6.2.22 DEFINITIONS – V

Vehicular Use Area. An area of a site or structure used for the parking, storage, or standing of motor vehicles. The vehicular use area includes access drives, maneuvering areas, refuse collection locations, loading spaces, and any landscaping and screening within ten (10) feet of these areas.