

§ 17.39.080. Landscape Material Standards

The following standards are the minimum required planting standards for all trees and landscape material used to satisfy the standards of this chapter.

A. Plant Unit Numbers and This Chapter

The landscaping standards of this chapter are expressed in terms of the number of “plant units.” Table 17.39.070.A establishes plant unit values.

Table 17.39.070.C: Bonus Points For Landscaping Features

Planting Characteristics	Multiplier
Xeriscaping: The use of native plant species and other species which are uniquely attuned to the local climate and require little to no artificial maintenance (irrigation, fertilizer). Requires plans to be prepared by a licensed landscape professional.	2.0-4.0
Mature Landscaping: The use of landscaping that is considered substantially more mature than the required minimums.	1.0-3.0
Existing Plant Material: Incorporation of existing landscape features into the final landscape plan. ¹⁰⁴ Designated existing landscaping features to be preserved shall also be protected at the dripline during construction as is also shown on Figure 17.39.090.	1.0-3.0
Natural Drainage Features: Utilization of landscaping plantings and design to encourage and maintain natural drainage systems.	See Performance Landscape Plan
Plans Prepared By a Licensed Landscape Architect or Licensed Landscape Contractor: Professionally prepared plans for the total landscape area and professional installation.	1.2
Functional Planned Site Amenities: Landscaping themes or areas that are designed for site use, such as a combination of benches, fountains, public art, outdoor dining, outdoor living areas.	1.0-3.0

B. Plant Quality Standards Required

Plants installed shall meet or exceed the plant quality standards as may be established by the City Forestry Board. Plants shall be nurserygrown and adapted to the local climate.

C. Landscape Schedule

The decision-makers shall periodically adopt a landscape schedule and listing of appropriate planting materials, sizes, and species. A copy shall be maintained in the Department of Community Development and shall be available for purchase at publication cost.

D. Species Diversity

When more than ten trees are required to meet the standards of this chapter, a mix of species shall be planted. In order to promote diversity in the urban landscape, the minimum number of species to be planted shall vary according to the overall number of trees required (refer to Table 17.39.070.A). Street trees within the rightofway are

intended to be of a uniform species and are not subject to the provisions of this subsection. In addition to diversity of species, the Commission may require diversity of shapes and sizes as a part of the landscape plan.

Table 17.39.080.D: Species Diversity Requirements

Required Number of Trees	Minimum Number of Species
11-20	2
21-30	3
31-40	4
41+	5

If a landscape proposal is submitted in which a cohesive element of the landscaping design proposes a uniform species as a part of a unique landscape plan, the Commission may waive the species diversity requirement.

To meet this standard, whether submitted as a performance landscaping plan or a prescriptive landscape plan, the proposed landscaping scheme shall exceed minimum expectations and be considered an “exemplar” or “model” landscaping scheme by the decisionmakers.

E. Groundcover

The ground area within required landscape areas shall have appropriate planted landscape treatment applied and present a finished appearance and reasonably complete coverage upon planting.

F. Artificial Plants and Vegetation

No artificial plants or artificial vegetation shall be used to meet any standards of this chapter.