

16-13-080 Landscaping.

Landscaping guidelines are established to maintain the site qualities that exist in the CD

Zone area and minimize alteration, removal, or degradation of landscaping that currently exists in the area.

1. No plans for any building, structure or other improvements shall be approved by the Planning Commission unless there shall also have been submitted separate landscape plans satisfactory to the Planning Commission.
2. Landscaping in accordance with the plans submitted must be installed within 30 days following the occupancy of the site or as otherwise approved by the Planning Commission as seasonal conditions may dictate.
3. The land area not occupied by buildings, structures, hard surfacing, vehicular driveways or pedestrian walkways shall be kept in a weed-free condition or landscaped, as approved by the Planning Commission.
4. The developer shall provide surety for such landscape improvements to ensure that installations are completed as submitted and approved. Performance assurance requirements for landscape improvements shall be the same as required by the County for street improvements.
5. Plant Materials.
 - a. 60% Medium trees and shrubs in a combination with deciduous trees with a caliper from 2 to 3 inches and evergreen trees with a height from 5 to 8 feet.
 - b. 40% Small trees and shrubs in a combination with deciduous trees with a caliper of 1 1/2 to 2 inches and evergreen trees with a height of 4 feet.
 - c. Where possible, a **50/50** mix of deciduous and evergreen tree species shall be used for on-site landscaping.
 - d. Street trees with a minimum 2 inch caliper shall be installed along all public rights-of-way by the developer of the property. The developer shall provide one tree for every 50 feet of lineal frontage. The species-type, location, and spacing of trees shall be as shown on the approved landscape plan.
6. Installation. It shall be the responsibility of the developer to grade, place topsoil, seed, sod, install sprinkler irrigation systems, and properly plant trees, shrubs, and other approved plant materials.
7. Maintenance. It shall be the responsibility of the developer to properly maintain landscaped areas including watering, mowing, pruning, fertilizing, and the removal and replacement of dead plant materials in a timely manner. Pruning trees for "exposure" is prohibited.
8. Vegetation Removal. Removed vegetation shall be replaced with equal or better quality plant materials. Trees that are necessarily removed shall be replaced with trees with comparable total caliper. Street trees that are necessarily removed shall be replaced with comparable individual caliper as approved by the Planning Division.
When utility connections or other disturbances are made to existing landscaped areas the existing landscaping must be replaced to its previous condition. Other modification of landscaped areas shall require approval by the County Planner.