

18.84.290: LANDSCAPING:

- A. Purpose: The purpose of the landscaping requirements in this title shall be to enhance, conserve, and stabilize property values by encouraging pleasant and attractive surroundings in all zones of the city and thus create the necessary atmosphere for the orderly development of a uniformly pleasant community. Landscaping also contributes to the relief of heat, noise, and glare through the proper placement of green plants and trees.
- B. Scope Of Requirements: Landscaping shall comply with the requirements set forth in this title for the specific use or location.
- C. Maintenance: Required landscaped areas shall be maintained in a neat, clean, orderly and healthful condition. This is meant to include proper pruning, mowing of lawns, weeding, removal of litter, fertilizing, replacement of plants when necessary and the regular watering of all plantings. Required landscaped areas shall be provided with a suitable permanent method for watering or sprinkling of plants. This watering system shall consist of piped water lines terminating in an appropriate number of sprinklers or hose bibs to ensure sufficient amount of water for plants within the landscaped area.
- D. Screening Requirements: Where landscaped screening is required, said screening shall consist of evergreen shrubs, closely spaced and maintained at substantially the specified height of the required screening. When not otherwise specified, screening shall consist of mature shrubs and shall be maintained at a height of from four (4) to six feet (6').
- E. Plot Plan Required: Where landscaping is required in this title, a plot plan showing the proposed landscape development, watering system and use of the property shall be submitted to the planning and zoning director. The same plot plan used to show parking layout or other requirements for the issuance of a building permit may be used providing all proposed landscaping is adequately detailed on the plot plan. The planning and zoning director may disapprove such plans if he determines that they are not consistent with the purposes of this title.
- F. Nonconforming Status: Any use of property, which, on the effective date of the ordinance codified in this chapter, is nonconforming only as to the regulations relating to landscaping may be continued in the same manner as if the landscaping was conforming. (Ord. 2002-05, 3-20-2002)