

**TITLE 6  
ELMORE COUNTY  
ZONING and DEVELOPMENT ORDINANCE**

**CHAPTER 19 – LANDSCAPING AND SCREENING REQUIREMENTS**

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**Section 6-19-1: Purpose:**

- A. The purpose of this Chapter is to ensure development is consistent with the goals and objectives of and Elmore County Comprehensive Plan. To provide landscaping guidelines and policies that will enhance the aesthetic appearance of development sites, our streets, parking areas, and to provide guidelines that will adequately provide visual screening and buffer incompatible land uses.

This Chapter will strive to preserve existing healthy trees and rare plants while encouraging the use of native species and drought tolerant landscape materials with the intent providing visually attractive landscaped area that conserve water, break up large

areas of pavement, and provide shade in parking areas and around structures with the intent to promote energy conservation.

**Section 6-19-2: Applicability:**

- A. The standards in this Chapter shall apply to all projects requiring master site plan review unless otherwise exempt under Subsection 6-19-2 (B) of this section, or this Title.
- B. All development shall be required to comply unless specifically exempt as listed below:
  - 1. Principally permitted accessory uses with no specific requirements listed in this Chapter or Title; and
  - 2. Any requirement of this Chapter waived or modified by the Commission or Board for good cause; and
  - 3. Existing individual single-family residences on individual lots or parcels that are not part of a multi-family or condominium developments shall be exempt from this Chapter; however, existing Multi-family or condominium developments when adding new or renovating landscaping within Elmore County shall comply with the intent of this Chapter and regulations.

**Section 6-19-3: Application And Review Process:**

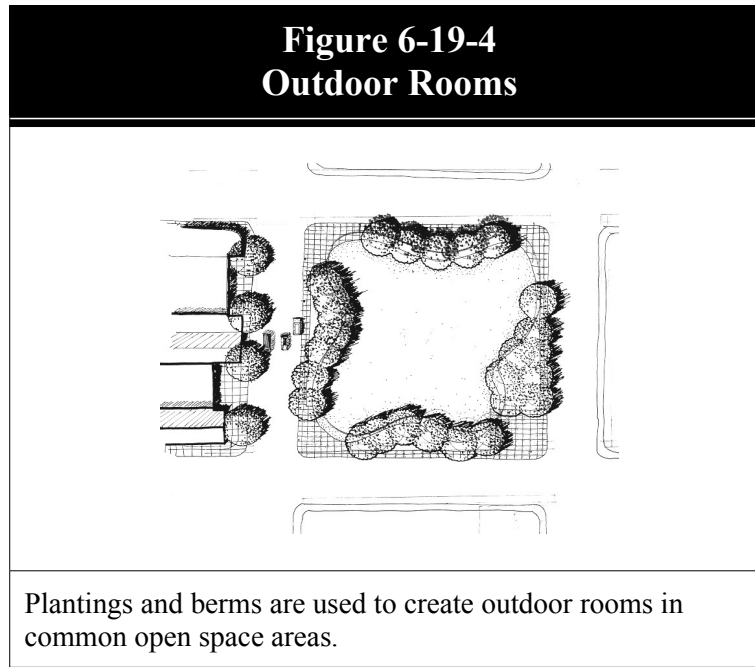
- A. Landscaping plans shall be previewed in compliance with master site plan reviews and approval.
- B. The Director, Commission or Board may approve, or recommend approval of, alternative landscaping and screening standards, as set forth in this Chapter, when the following findings can be made:
  - 1. The overall design, as proposed by the applicant, meets or exceeds the intent and the requirements of this Chapter; and
  - 2. The existing conditions on or adjacent to the site including, but not limited to, differences in elevation, existing vegetation, or the location of existing structures or utilities would render application of the requirements of this Chapter ineffective; and
  - 3. That the alternative designs shall not be detrimental to the public health, safety, and welfare.

#### **Section 6-19-4: Landscape Design And General Standards:**

A. General Provisions: All land development applications shall be accompanied by an appropriate landscape plan as herein defined. Building permit applications for individual single-family residences will not require landscape plans unless they are part of a multi-family or condominium development that is proposing new or renovated landscaping in which case a plan would be required. All plans shall comply with the intent of this Chapter and regulations:

1. Street Trees: Landscape improvements shall create an orderly, irrigated, and managed landscape. All new residential subdivisions, commercial, industrial, and mixed-use development, shall have tree-lined streets. Street trees shall include a mix of species and be aligned in straight rows. Whenever possible, detached sidewalks shall be encouraged and street trees shall be placed within the right-of-way where approved by the Highway District or within the detached sidewalk planter area located out of the public right-of-way on the developed property. Spacing of trees shall allow for their mature spread. Trees installed along streets that will be widened in the future shall take into account plans for future widening of streets so that established trees will not be disturbed during future construction; and
2. Site Landscape Design: Landscape improvements shall be an integral part of the overall site design for each development. Landscape improvements shall be designed to complement and enhance the character of the development and neighborhoods and shall follow these specific guidelines:
  - a. Landscaped areas shall be configured to maximize their interconnectivity within the site, the natural areas and existing landscaped areas abutting the site and in adjacent developments. Small, isolated islands of landscaping should be avoided except as required in parking lots and for screening along roadways; and
  - b. Enhance functional open space through the creation of outdoor rooms as (See Figure 6-19-4) appropriate to the location and purpose of the open space within the development. This can be accomplished through a combination of plantings, fencing and berms and by using natural features on the site; and
  - c. Landscape improvements in all developments shall be consistent with the character of the proposed development and the surrounding area to reinforce neighborhood identity; and
  - d. Landscape design shall enhance natural features, drainage ways and environmental resources; and

- e. All landscape improvements shall be designed for mature landscapes and shall provide appropriate visibility for cars and pedestrians; and



- f. All landscape improvements shall preserve and frame views both into and out of the neighborhood; and
  - g. All landscape improvements shall incorporate the elements of gateway, path and destination into the design of landscapes. Gateways are entries that provide transitions from one space to another. Pathways are routes that lead to a destination. Destinations are focal points that can include anything from a garden bench at the end of a path to a civic building at the end of a street; and
  - h. Landscaping shall be no more than thirty (30”) inches high when located in a vision triangle of street intersections.
3. Water-efficiency in Landscape Design: Landscape improvements shall be designed with water-efficiency as a goal. Landscape water-efficiency shall be measured by an annual water budget to facilitate water conservation. Landscapes shall use xeriscape design principles to facilitate water conservation whenever possible or as directed by this Chapter. The following guidelines shall apply to the design of all regulated landscapes, all landscape improvements shall:
- a. Have well-planned planting schemes; and
  - b. Appropriate turf selection to minimize the use of bluegrass; and

- c. Use of mulch to maintain soil moisture and reduce evaporation; and
- d. Zoning of plant materials according to their microclimatic needs and water requirements; and
- e. Improvement of the soil with organic matter if needed; and
- f. Efficient irrigation systems; and
- g. Proper maintenance and irrigation schedules; and
- h. Plants of any water need may be used in the landscape, providing the total annual water use does not exceed the Water Allowance (Water Budget), which shall be ten (10) gallons, per square foot, per season; and
- i. Plants having similar water use shall be grouped together in distinct hydrozones, which shall be shown on the Landscape Plan; and
- j. High hydrozones shall be separated from Low and Very Low hydrozones by Moderate hydrozones whenever possible; and
- k. Plants shall be selected appropriately based upon their adaptability to the climatic, geologic, and topographical conditions of the site. Protection and preservation of native species and natural areas is encouraged. The planting of trees is encouraged wherever it is consistent with the other provisions of this Chapter; and
- l. Planting strips less than eight (8') feet wide shall be landscaped with low or very low drought tolerant plants that have low or very low water consumption requirements. Public street right-of-way plantings shall be exempt from this requirement, but shall utilize these principles whenever possible; and
- m. All plantable areas not covered with turf shall be covered with a minimum of four (4") inches of a suitable mulch to retain water, and inhibit weeds. Nonporous fabrics (like black plastic) shall not be placed under mulches. Exceptions for low and very low water consumption areas may be considered; and
- n. Soil preparation shall be suitable for the all plants. This generally means adding organic material for high and moderate water zones, but not for low and very low water zones. Soil preparation shall include scarification to six (6") inches, with organic or other planting soil as specified by the landscape designer or landscape architect. For the intent of this Chapter, scarification shall mean the breaking up, loosening, or roughening the surface and subsurface to a depth of

six (6") inches of or the soil within the planting area and mixing into that soil within the planting area with organic or other soil amenities; and

- o. Recirculating water shall be used for decorative water features and
- p. Artificial plants, artificial grass, and other artificial plant material are discouraged as a means of achieving water-efficient landscapes.

**Section 6-19-5: General Irrigation Standards:**

A. Water-efficiency in Irrigation Design: All landscaping shall be irrigated as required for plant establishment and maintenance. Irrigation shall be appropriate to the type and scope of the improvements and shall:

- 1. Use of non-treated water for irrigation is encouraged if a permanent, suitable supply is available; and
- 2. Required landscaping in urban type developments shall be irrigated with a permanent irrigation system; and
- 3. Temporary irrigation may be used to establish native grasses and vegetation.

B. Irrigation system improvements: Irrigation system improvements shall be designed to achieve water-efficiency as a goal. Landscape water-efficiency shall be measured by an annual water budget of ten (10) gallons per square foot per year to facilitate water conservation. These guidelines shall apply to the irrigation system design for all regulated landscapes:

- 1. Plant water requirements shall be considered in irrigation design schemes. Each valve shall irrigate a landscape with similar site, slope and soil conditions and plant material with similar watering needs; and
- 2. Soil types, infiltration rate & slopes shall be considered in order to avoid runoff, & overspray, where water flows onto adjacent property, non-irrigated areas, walks, roadways, or structures. Proper irrigation equipment, schedules, and repeat cycles shall be used to minimize runoff; and
- 3. Special attention shall be given to avoid runoff from slopes, and to avoid overspray in planting areas with a width less than ten feet, like medians; and
- 4. Turf and non-turf areas shall be irrigated on separate valves; and
- 5. Drip emitters and sprinklers shall be placed on separate valves; and

6. Bubblers for trees shall be placed on a separate valve. Bubbler selected shall not exceed one and one half (1 ½) gallons per minute (gpm) for each device; and
7. Hand watering shall be considered for low and very low hydrozones.

**Section 6-19-6: Irrigation System Design Standards:**

A. The following hydraulic principles shall be employed when designing the irrigation system:

1. The irrigation system shall have a meter or water consumption measuring system installed capable of monitoring the annual water budget of ten (10) gallons per square foot per year; and
2. The irrigation system shall be designed to provide peak season irrigation within a six (6) night, six (6) hour per night watering period (this provides a thirty six (36) hour watering window to ensure reasonable tap sizes and flexibility of watering times during extremely hot weather); and
3. The tap size shall be based on the water demand of the site and shall take into consideration the areas of each plant type (i.e., turf, native seed, perennials and annuals and shrubs), the evapotranspiration for the site, the water demand of each plant type at peak season, and the water window. For the purpose of this Chapter, Evapotranspiration (ET) shall be defined as the loss of water from the soil both by evaporation and by transpiration from the plants growing thereon; and
4. The maximum flow rate in gallons per minute (gpm) required for the site shall be based on the tap size:
  - a. ¾” inch for 15 gpm; and/or
  - b. 1” inch for 25 gpm; and/or
  - c. 1.5” inch for 50 gpm; and/or
  - d. 2” inch for 80 gpm.
5. The mainline system shall be designed such that velocities within the mainline piping do not exceed five (5’) feet per second; and
6. A reduced pressure backflow preventer shall be used on all systems, or other backflow preventer as required by the Building Official. Where the irrigation point of connection is from the domestic water service or source, the irrigation tap and

backflow preventer shall be installed after the water meter but before any backflow or pressure-reducing valve for the building; and

7. A pressure-reducing valve shall be used when the static water pressure exceeds the pressure needed by the system by fifteen (15) pounds per square inch (psi). Pressure reducing valves can be installed within the project, on the mainline or at the valve, if elevation changes require it; and
  8. Booster pumps shall be installed on systems where supply pressure does not meet minimum recommended pressure of the irrigation system, based on hydraulic calculations; and
  9. Where the water supplied will be from secondary or other non-potable water sources, the use of non-potable color indicators (purple) shall be used on the equipment. This includes purple handles on quick coupler valves and gate valve, caps for irrigation heads, valve box lids and marker tape buried above the mainline; and
  10. All systems shall be equipped with an automatic rain shut-off device; and
  11. All wire connections shall be made with watertight connectors and contained in a valve box; and
  12. Irrigation control systems shall be employed that offer flexibility in programming; and
  13. All irrigation systems shall include an electric automatic controller with multiple programs and multiple repeat and rest cycle capabilities and a flexible calendar program and meet the following requirements:
    - a. All controllers shall be capable of temporarily shutting down the system by utilizing internal/external options such as rain and wind sensors; and
    - b. The controller shall have the ability to adjust run times based on a percentage of maximum ET rates; and
    - c. Each zone/valve shall have it's own station on the controller. The exception is drip valves, which can be doubled on the controller.
- B. Shrub bed areas with plant material one (1) gallon in size or larger shall be irrigated with a drip or subsurface system; and
- C. Perennial and annual beds shall be spray irrigated with twelve (12") inch pop-up spray heads with a maximum spacing of ten (10') feet on center; and

### **Section 6-19-7: Irrigation System Design Standards For Turf Areas:**

- A. Turf and grass area irrigation shall be designed using the following principles:
1. No single zone shall mix head types, such as rotors and pop-up spray heads on the same zone; and
  2. Sprinklers shall be spaced for “head-to-head” coverage, where the spray pattern from one head will reach to the next head. (Another way to describe this is that all sprinkler heads shall be spaced at a maximum of fifty (50%) percent of design performance diameter of the sprinkler.) Spacing shall be reduced below fifty (50%) percent of design performance diameter when conditions demand; and
  3. No overhead sprinkler irrigation systems shall be installed in strips less than eight (8’) feet wide. Public street right-of-way landscaping shall be exempt; and
  4. Small areas twenty-five (25’) feet wide or less shall be irrigated with fixed nozzle pop-up spray heads with matched precipitation nozzles. Nozzles shall be sized to provide head to head coverage. Heads shall pop-up a minimum of four (4”) inch areas. Heads can be specified with pressure reducing features, where needed; and
  5. Large areas wider than twenty-five (25’) feet shall be irrigated with gear driven rotor heads with a minimum precipitation rate of zero point forty-five (0.45”) inches per hour for a full circle head. Heads shall pop-up a minimum of four (4”) inches in turf areas; and
  6. Check valves shall be included in heads or valves where low head drainage will occur due to elevation changes. See irrigation head catalogs for elevation change tolerances.

### **Section 6-19-8: Irrigation Installation Standards:**

- A. The installation of irrigation systems shall be per plan and accurate and shall meet the following requirements:
1. Irrigation system shall be installed per approved plans; and
  2. The irrigation system shall be monitored during installation by a Qualified licensed landscape Architect to verify mainline and lateral line depth, spacing of irrigation heads and construction of valve clusters and quick coupler components; and

3. Mainlines shall be tested to ensure its ability to maintain required pressure for two (2) hours; and
  4. Before acceptance, each zone shall be operated and each valve box opened to verify accurate installation; and
  5. The systems shall be operated to maximize irrigation water efficiency; and
  6. The irrigation shall be scheduled to operate between ten o'clock (10:00) PM and eight o'clock (8:00) AM to reduce water loss from wind and evaporation and to take advantage of the better water pressure; and
  7. The target efficiency for rotor heads shall be seventy (70%) percent, and sixty (60%) percent for spray heads; and
  8. Valves shall be scheduled for multiple repeat cycles to reduce runoff, especially on slopes and with soils with slow infiltration rates; and
  9. Zone run times shall be determined based on the precipitation rate of the heads on that zone. The run times shall be adjusted seasonally and at least once a month to accommodate the ET rates; and
  10. Systems shall be winterized in the fall using a compressor to remove water in the lines and components. System shall be reopened and adjusted for proper operation in the spring; and
  11. After each mowing, each zone shall be operated for a very short period of time to verify the heads are operating as designed and no damage has occurred; and
  12. When repairs are made, the new components installed shall match exactly those damaged and removed; and
  13. Run times for zones shall be adjusted based on exposure (north and east vs. south and west), slope and soil types to reduce over watering; and
  14. Irrigation schedules satisfying the following conditions shall be submitted as part of the Landscape Documentation Package; and
- B. An annual irrigation program with monthly irrigation schedules shall be required for the plant establishment period, the established landscape, and for any temporarily irrigated areas and shall:
1. For timer-based controllers include run time (in minutes per cycle), suggested number of cycles per day, and frequency of irrigation for each station; and provide the amount of applied water (in hundred cubic feet, gallons, or in whatever billing

- units the local water supplier uses) recommended on a monthly and annual basis;  
and
2. For ET based controllers, include essential details of the specific controller involved; and
  3. Water Features shall be considered as High water zones. The total amount of water for irrigation, plus water needed for any water features, shall be combined in the total water budget.
- C. Minor field modification may be allowed without Director Approval, provided “as-built” drawings of the irrigation system shall be provided after installation by the Qualified licensed landscape architect with dimensions shown for irrigation components, and a reasoned statement that the system was installed in compliance with this Chapter and the “as-built” drawings shall show:
1. The “as-built” drawings shall show all points of connection, including tap size, line size and static water pressure of service. Dimensions that will be used to locate components shall be shown on plans. Components to be located include meters, backflow preventer(s), all valves, including quick coupler, control, gate, and manual drain valves, and controller locations; and
  2. The drawings shall also show zone number, valve size and gallons per minute.

**Section 6-19-9: Recreational Area Landscaping Standards:**

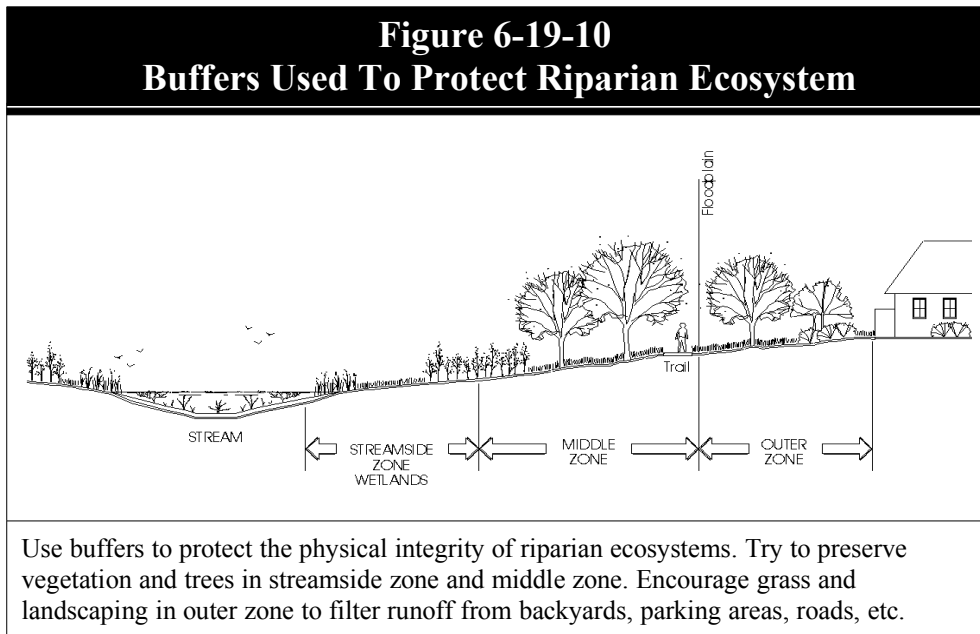
- A. Recreational areas (like sports turf) designated in the landscape design plan shall be highlighted and the irrigation schedule shall indicate if any additional water is needed above the maximum water allowance. The total project water use must remain at or under twenty (20) gallons per square foot per year.

**Section 6-19-10: Environmental Design Considerations and Standards:**

- A. All landscapes shall strive to maximize the use of native species. Where native material is not appropriate for the intended use or appearance, plant species that are regionally adapted and noninvasive may be used.
- B. Landscapes shall consist of a variety of species to enhance biodiversity. No one species may make up more than twenty-five (25%) percent of the total non-grass plant materials on the site.
- C. Buildings and parking areas shall be located to preserve and promote the health of existing trees, environmental resources and natural drainage ways. No healthy tree shall

be removed without good cause. This requirement is not intended to prevent the removal of unhealthy trees in conjunction with site development.

- D. Trees shall be located to provide summer shade and limit winter shade on walks and streets.
- E. A combination of plantings, berms, walls and fences shall be used as appropriate to buffer sensitive habitat.
  - 1. Use buffers to protect the physical integrity of riparian ecosystems as shown in Figure 6-19-10. Try to preserve vegetation and trees in streamside zone and middle zone. Encourage grass and landscaping in outer zone to filter runoff from backyards, parking areas, roads, etc; and



- 2. Plants shall be selected to blend with the native vegetation for projects at the interface between urban areas and natural open space (non-irrigated). Locally recognized invasive introduced plants shall be unacceptable. Plants with low fuel volume and/or low flammability shall be emphasized; and
- 3. All areas disturbed by construction shall be reseeded to prevent erosion. Native, noninvasive grasses shall be used for revegetation where practical. Weed control is the responsibility of the landowner on all reseeded areas and all open-space preservation areas.

**Section 6-19-11: New buildings And Paved Areas Design Considerations and Standards:**

- A. New buildings and paved areas shall include the following design standards:
1. Anchor structures in the landscape through the use of trees, shrubs and groundcover. The size and intensity of plantings shall be appropriate to the size and context of the improvements; and
  2. Integrate adjacent land uses of different intensities through a combination of berming, plantings and fencing. Use opaque screening only when necessary to mitigate the impact of noise, light, unattractive aesthetics and traffic. A fence shall not be the only screening material used; and
  3. Use landscaping to provide a transition from developed, managed landscape to more natural vegetation; and
  4. Provide a tree canopy by installing shade trees within and adjacent to paved areas.

**Section 6-19-12: Plant Material Standards:**

- A. The minimum planting sizes on all required landscaping shall be two (2") inch caliper deciduous trees, one and one-half (1½) inch caliper ornamental trees, six (6') foot tall evergreen trees and five (5) gallon shrubs less than twenty-five (25%) percent may be one (1) gallon shrubs.
- B. Required plant materials shall be grown in a recognized nursery in accordance with proper horticultural practice. Plants shall be healthy, well-branched vigorous stock with a growth habit normal to the species and variety and free of diseases, insects and injuries.
- C. All plants shall conform to American Nursery Association specifications for measurements, grading, branching, quality, ball and burlapping.

**Section 6-19-13: Guarantee of Installation:**

- A. Required landscape improvements shall be installed prior to issuance of a Certificate of Occupancy for all structures. If weather conditions prevent installation, the developer shall post a bond or surety in compliance with this Title for the landscaping improvements. This guarantee shall be released upon completion of the installation of the landscaping.

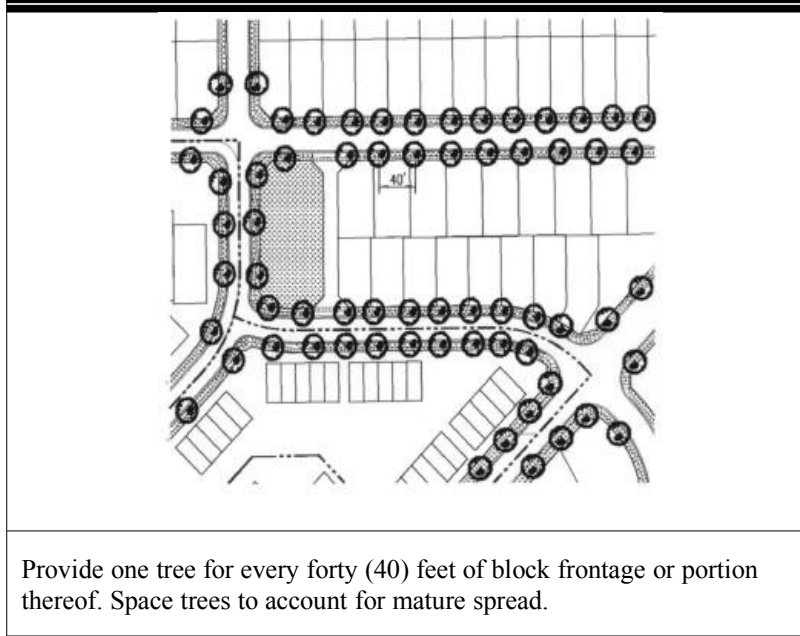
**Section 6-19-14: Maintenance Standards:**

- A. In order to provide for the ongoing health and appearance of all landscaped areas and improvements, as required by this Chapter shall be maintained and replaced as necessary. All property owners/occupants shall be responsible for maintenance of landscaping within the portion of the public right-of-way between the back of the curb or street pavement and the adjacent property.
- B. A regular maintenance schedule satisfying the following conditions shall be submitted as part of the landscape documentation package:
  - 1. Landscapes shall be maintained to ensure water efficiency. A regular maintenance schedule shall include but not be limited to checking, adjusting, and repairing irrigation equipment; resetting the automatic controller; aerating and de-thatching turf areas (when needed); replenishing mulch; fertilizing; pruning, and weeding in all landscaped areas; and
  - 2. Whenever possible, repair of irrigation equipment shall be done with the originally specified materials or their equivalents.

**Section 6-19-15: Minimum Landscaping Requirements**

- A. Landscaping within the Right-of-Way and Required Common Open Space. The developer/owner shall provide:
  - 1. Street trees: One (1) deciduous or ornamental tree shall be planted every forty (40') linear feet of block frontage or portion thereof as shown in Figure 6-19-15. Street trees shall be planted within the tree lawn portion of the right-of-way or other area as allowed by this Chapter with adequate spacing to allow for the mature spread of the trees.





2. All proposed landscaping shall comply with the vision triangle requirements and standards of this Title.

B. Groundcover: Live groundcover shall be provided as appropriate to the use and function of the area, including grass, trees, flowers, or shrubs. In commercial areas this area may be paved if it functions as pedestrian access to storefronts and is integrated into the overall design of the other improvements on the site.

C. Irrigation: The developer shall install an automatic irrigation system for all landscaping within public street rights-of-way.

D. Landscaping for required common open space: Common and open space areas such as pocket parks and trails shall be appropriate to the use and function of the area and shall include trees, shrubs, groundcover, irrigation (where necessary) and paving and shall include:

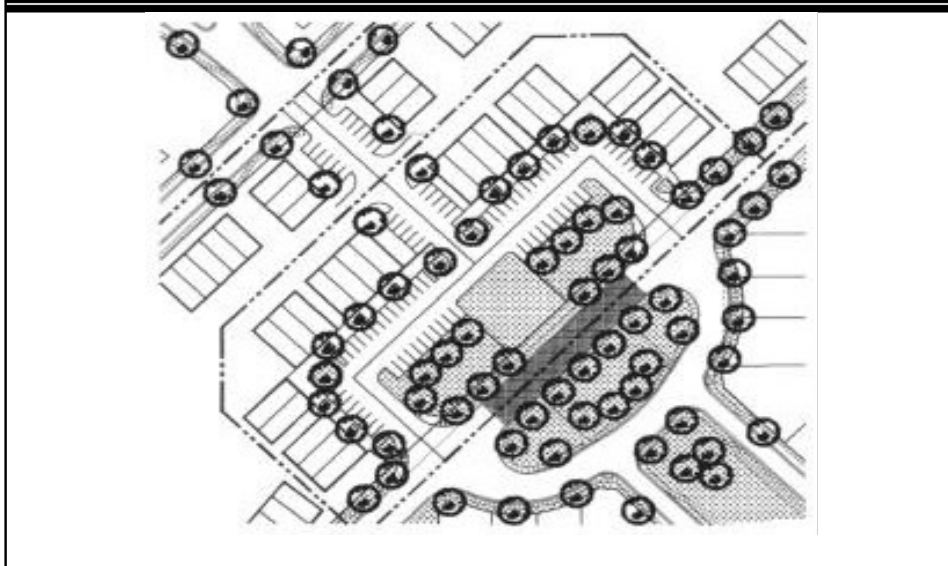
1. A mechanism for funding and long-term maintenance of common open space and arterial and collector street right-of-way landscaping in compliance with this Title.

**Section 6-19-16: Single-Family Residential Subdivision Development, Multi-Family, Mixed Use, Commercial and Industrial Development Minimum Requirements:**

A. Single Family Residential Subdivision Development, in addition to landscaping requirements listed in this Chapter, shall provide:

1. Landscaping in the front yard setback of each home of which there shall be a minimum of fifty (50%) percent live materials between the front of the house and the curb unless otherwise approved by this Chapter or Title; and
  2. A minimum of five (5) shrubs located in the front yard setback of each home; and
  3. A minimum of one tree in the front yard setback of each home in compliance with this Chapter; and
  4. An automated irrigation system in the front yard setback of each home in compliance with this Chapter. The system installed shall be easily adaptable for expansion by the homeowner to the remainder of the yard areas outside of the front yard setback; and
  5. The homeowner shall be encouraged to plant additional trees, shrubs and flowers using xeriscape principles and the general provisions set forth in this Chapter and to maintain the yard and landscaping within the adjacent road right-of- way in accordance with this Chapter.
- B. Multi-Family, Mixed Use, Commercial and Industrial Development in addition to the right-of-way landscaping, and the landscaping requirements listed in the Chapter shall provide:
1. Create pedestrian friendly commercial areas as shown in Figure 6-19-16 (A); and
  2. Site Trees: A minimum of one (1) tree per one thousand (1,000') square feet of landscaped area distributed randomly and planted on the site. Planted trees shall be in conformance with the provisions of this Chapter; and
  3. Shrubs: A minimum of one (1) shrub per one hundred fifty (150') square feet of landscaped area shall be planted in compliance with the provisions of this Chapter. Where possible, group shrubs and distribute throughout the site. Trees may be substituted for up to one-half (1/2) of the required shrubs at the rate of one (1) tree for ten (10) shrubs; and

**Figure 6-19-16 (A)**  
**Pedestrian Friendly Commercial Landscaped Areas**

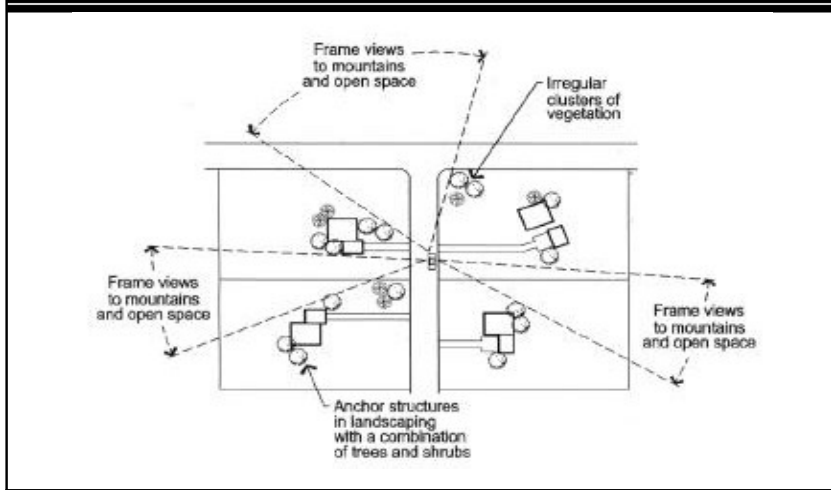


Create pedestrian friendly commercial areas by:

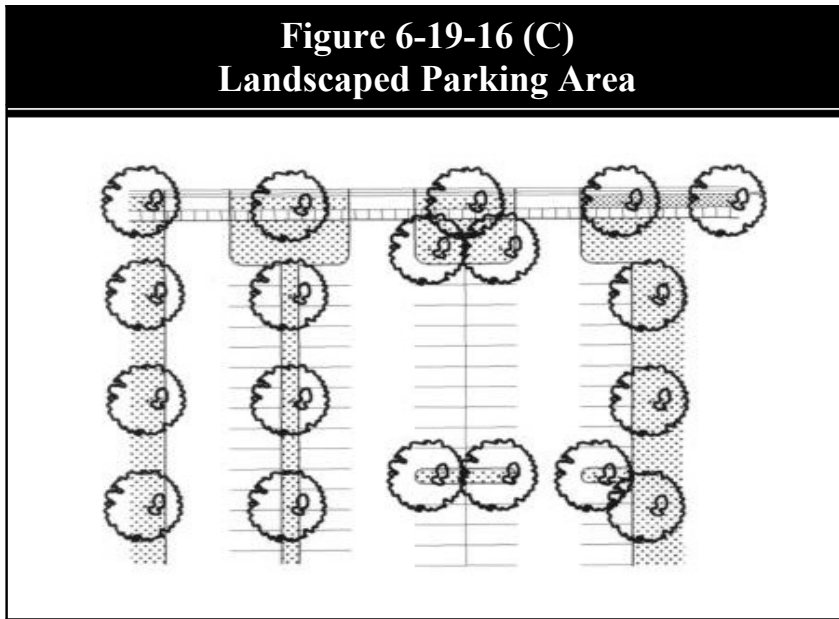
1. Providing open areas for gathering places.
2. Creating a tree canopy between on-street parking and storefronts to provide a separation between cars and sidewalks.
3. Adequately landscaping parking lots.

4. Groundcover: Irrigated turf maintained to appropriate standards for active recreation in areas that would function for active recreation shall be planted. Where appropriate, use native grass for areas that will not function as active recreation areas. Native grass must be weed free and maintained at an appropriate height according to species; and
5. There shall be a minimum of fifty (50%) percent live materials between the front of the structure\house and the curb unless otherwise provided by this Chapter or Title; and
6. Landscape setback to parking lots: There shall be a landscape setback of thirty (30') feet from arterials or twenty-five (25') feet from other streets. The purpose of the setback is to provide a buffer between street parking areas as demonstrated in Figure 6-19-16 (B).

**Figure 6-19-16 (B)**



7. The parking lot shall be landscaped with planter strips and trees as required by this Chapter and Title as shown in Figure 6-19-16 (C).



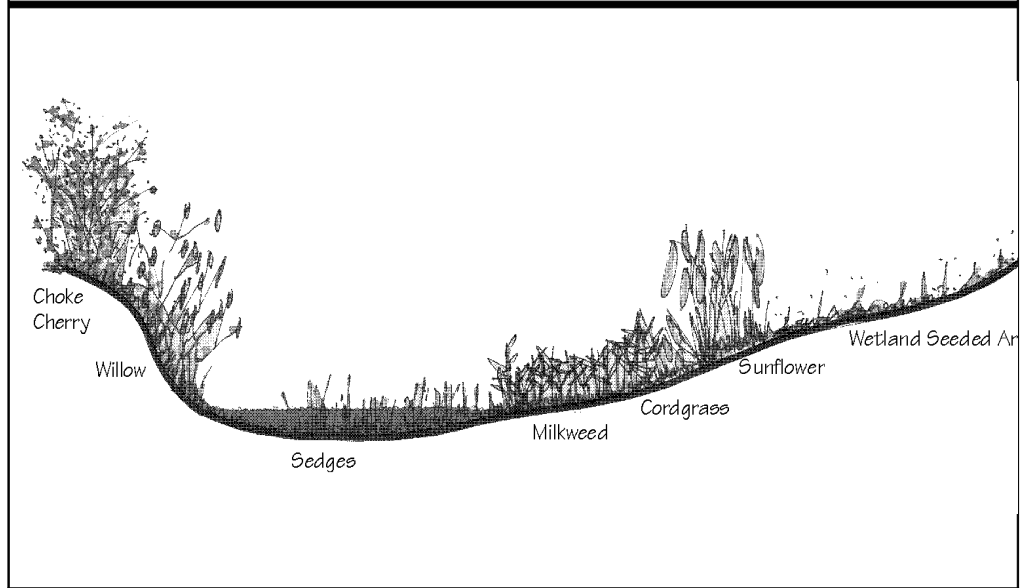
- C. Landscape and screening plans for the development listed in this Section shall be required as a component of a master site plan and shall meet the following requirements:

1. The landscape and screening plan shall be prepared by a licensed landscape design professional and shall contain the following items:
  - a. The location, size, and type of all proposed landscaping and screening materials (including specific references as to the species of plant materials), and verification that minimum landscaping and screening requirements have been satisfied. All plants shall be shown at seventy-five (75%) percent mature growth; and
  - b. Existing vegetation to be saved shall be identified on the landscaping and screening plan along with protection measures to be used during grading and construction; and
  - c. If the proposed development project shall be completed in phases, the phases shall be noted on the landscape and screening plan; and
  - d. An irrigation plan in compliance with this Chapter; and
  - e. Any other requirements as required by this Chapter and Title.
- D. Noncompliance with the standards of this Section and Chapter shall constitute a violation of this Title.
- E. All development within the Wildfire Urban Interface (WUI) overlay district shall consider the WUI design standards and principles when developing a landscape plan in compliance with Title 6, Chapter 12, Fire Prevention and Wild Fire Mitigation Standards and Regulations applying to all districts.

**Section 6-19-17: Storm Drainage Facility Standards:**

- A. The intent of this section is to promote innovative and effective land and water management techniques that protect and enhance water quality.
- B. General Provisions:
  1. Landscaping associated with storm drainage facilities shall be integrated into the overall design of the project; and
  2. The design shall enhance the overall appearance of the project, prevent erosion and improve water quality of storm water runoff whenever possible; and
  3. Storm drainage systems shall be developed as landscape amenities, which can enhance the overall project as shown in Figure 6-19-17.

**Figure 6-19-17**  
**Storm Drainage Systems**



4. The storm drainage facilities may function as open space for active recreation, trail corridors or habitat enhancement areas if they are designed appropriately and approved by the governing body provided it meets the intent of this Section, Chapter and Title 6, Chapter 23, Open Space Standards and Development Requirements; and
5. The use of planting strips and shallow landscaped depressions in parking lots and along roads is encouraged to help trap and remove pollutants from storm water runoff.