

STAFF REPORT TO THE PLANNING AND ZONING COMMISSION
DEPARTMENT OF COMMUNITY DEVELOPMENT
COMMUNITY PLANNING DIVISION
CASE TYPE – TEXT AMENDMENT

Hearing Date May 22, 2017

Case Number: ZONE-17535-2017

Project Description: This is a request by the City of Yuma for a Zoning Code Text Amendment to amend Title 15, Chapter 154, Article 20 – Landscape Regulations and Article 01.07 – Definitions to emphasize the importance of trees to provide shade, reduce energy consumption, absorb stormwater runoff, and improve air quality; to encourage xeriscape, low-water use landscape design; and to improve aesthetics throughout the community.

Staff recommendation: Staff recommends **APPROVAL** of the request to amend Title 15, Chapter 154, Article 20 – Landscape Regulations and Article 01.07 – Definitions to emphasize the importance of trees to provide shade, reduce energy consumption, absorb stormwater runoff, and improve air quality; to encourage xeriscape, low-water use landscape design; and to improve aesthetics throughout the community.

Suggested Motion: Move to APPROVE the request to amend Title 15, Chapter 154, Article 20 – Landscape Regulations and Article 01.07 – Definitions to emphasize the importance of trees to provide shade, reduce energy consumption, absorb stormwater runoff, and improve air quality; to encourage xeriscape, low-water use landscape design; and to improve aesthetics throughout the community.

Staff Analysis: This text amendment updates the existing landscape regulations to emphasize the importance of trees to provide shade, reduce energy consumption, absorb stormwater runoff, and improve air quality; to encourage xeriscape, low-water use landscape design; and to improve aesthetics throughout the community. Landscape is an integral part of the community's infrastructure. The update to the landscape code supports the effort championed by the City's Public Works Department to reduce future maintenance burdens associated with excessive or inappropriate landscape in City rights-of-way and retention basins.

The proposed text amendment addresses common concerns that arise with the existing landscape regulations. Staff frequently reviews landscape plans that specify plants not well adapted to Yuma's climate, specify inappropriate groundcover materials, and oftentimes do not contain adequate information. The current code's standards are based on area, which requires designs that fill the space with plants rather than designs that encourage thoughtful, pedestrian-friendly locations for the landscape material. Furthermore, the area-based standards in the existing code do not make the purpose of the required landscape clear. The proposed amendment outlines the rationale behind each required landscape area and why certain types of plants are preferred. Overall, the goal of the amendment is to reduce the cost of landscape while increasing its benefits to the community.

The effort to update the Landscape Regulations began in 2005 when a text

amendment was initiated (Z2005-48). At that time, a consultant was hired and a draft was created, but the draft was never adopted. In 2014, minor amendments were adopted in Ordinance 2014-06 to address concerns about landscape rock and to allow shrubs to be substituted for some vegetative groundcover requirements. In 2015, with the hiring of a staff person with a background in landscape architecture, the update was reinitiated. As part of this proposed amendment, the changes proposed in the 2005-06 draft were reviewed and some recommendations were incorporated into this proposed amendment. Additionally, an extensive review of other cities' landscape codes was conducted. The effort started with the creation of the Recommended Plants List to identify and encourage appropriate, low-water use plants for Yuma's desert climate. This list, created by Community Planning staff in conjunction with the Public Works Department, Yuma County Water Users' Association, and APS, is now available to the public at City Hall and online. It is provided to designers and landowners as they develop their landscape plans, typically during the pre-development meeting process.

To make the code easier to understand, the information was reorganized into the following sections: Purpose, Applicability, Landscape Design Standards, Required Landscape Areas, Maintenance, Administration, and Review of Regulations. The proposed format aligns with the organization of many other Arizona municipalities' codes. The section on landscape design was enhanced to distinguish between types of trees (street, shade, and accent), to include more detailed descriptions of xeriscape and hydrozones, and to clearly define the purpose of each type of landscape. Illustrations and charts were added in several sections of the code to improve readability and enhance understanding.

In the section on Required Landscape Areas, the seven currently required areas are replaced with four areas: perimeter, off-street parking, retention basins, and other areas. The proposed amendment introduces the streetscape zone, which emphasizes street trees along the street to provide shade for pedestrians and visual enclosure to the street which calms traffic speeds. Many studies have shown how tree-lined streets increase property values by making those areas more desirable places to live, work, and shop. Many of Yuma's neighborhoods established in the pre-war era have large "tree belts", the space between the back of the curb and the sidewalk where trees were historically planted. In these areas, new construction will require trees to be planted in and irrigation provided to the tree belt.

Another addition is the inclusion of regulations for single-family residential lots, which were previously not addressed in the code. In accordance with many other municipalities, these residential requirements, which apply to lots over 5000 square feet, limit impervious surfaces in the front yard setback to 40% and require one street tree to be planted within the front yard setback.

The proposed language eliminates the requirement for vegetative groundcover, and in landscape areas to be dedicated to and maintained by the City of Yuma such as parkways and retention basins, turf is no longer allowed as an acceptable form of groundcover. Vegetative groundcover, particularly turf, requires a lot of water and frequent maintenance by mowing crews, with little return on this investment in terms of benefits.

For off-street parking lots, the proposed changes increase the number of required trees from 1 per 15 spaces to 1 per 8 spaces. This is in line with other municipalities' requirements and aims to achieve 30% shade coverage at

maturity. The focus of landscaping within parking lots is trees to provide shade, while shrubs and vegetative groundcover are less important. Each tree will also be required to provide adequate uncompacted soil to ensure the health of the tree in the long term. Parking lots will require a screening of shrubs when located adjacent to the street right-of-way, but when the parking is hidden behind the building, additional screening is not required.

The proposed requirements for landscaping retention basins are significantly different. Instead of a one-size-fits-all approach, a flexible point system has been presented to tailor the designs to the specific type and location of the basin. For example, a basin in a residential neighborhood would be required to provide amenities such as a play area or walking path, whereas a basin in an industrial zone would only need minimal landscaping and landscape rock.

To address concerns with inadequate or incomplete landscape plan submittals, a detailed section on required contents has been added. This allows the landscape designer and the reviewing staff the ability to understand both the designer's intent and conformance with the code, while ensuring a timely and accurate review.

The maintenance section addresses on-going maintenance of landscape areas. Of particular concern are those areas dedicated to the City for perpetual maintenance. The sprawling nature of residential development represents a huge cost burden to the City's Public Works Department who is often tasked with maintaining many streetscapes and basins in new residential subdivisions. This code amendment makes a shift to encouraging alternative funding sources, such as maintenance improvement districts or homeowners' associations, for long-term maintenance of landscape areas in subdivisions.

1. Does the proposed amendment implement the goals, objectives and policies of the General Plan?

Yes Landscape is mentioned in throughout the General Plan, in relation to many different goals. The Land Use Element states that the "City shall encourage beautification in existing and newly developed areas." The Transportation Element supports the design of Complete Streets, which includes provisions for pedestrians, including street trees and landscape to provide shade and buffering from traffic. It also states that "all roadway construction projects include landscaping" in accordance with the City Zoning Code. Additionally, the Transportation Element states that the "City shall implement landscaping guidelines for streets, medians, and parkways that address maintenance, design review, water conservation, and safety factors." The Parks, Recreation, and Open Space Element encourages tree planting wherever possible. The goals, objectives, and policies of the Conservation, Environment, and Energy Element strongly support the efforts of this text amendment. This element encourages low water use desert landscaping in the urban area, using landscape to reduce the "heat island" effect, and the use of natural and man-made shading for parking lots, streets, and pedestrian areas. Finally, the Growth Area Element promotes Smart Growth principles to create walkable neighborhoods, which is in part accomplished by ensuring street trees are present to provide shade and comfort to pedestrians.

2. Does the proposed amendment fit the overall purpose and intent of the zoning ordinance?

Yes The proposed amendment fits the overall purpose and intent of the zoning ordinance.

3. Will the proposed amendment change the range of uses identified in the zoning code? If so, how?

No The proposed amendment does not change the range of uses in the zoning code.

4. Will the proposed text amendment change the development standards of the zoning or subdivision ordinances? If so, how?

Yes The proposed amendment changes the landscape requirements of the zoning ordinance. It also includes a requirement for street trees to be planted in single-family residential zones.

5. What are the potential impacts of the proposed amendment?

The proposed changes intend to encourage xeriscape landscape throughout the City of Yuma. The focus on trees, particularly street trees, will provide shade to pedestrians and reduce urban heat island effect. Maintaining and improving the aesthetic appearance of the City is critical for tourism and economic development. Landscape and groundcover also protect the ambient air quality by reducing dust, a growing concern with PM10 pollutant issues in the area.

6. Does the proposed amendment fit the overall purpose and intent of the subdivision ordinance?

N/A

7. Does the proposed amendment conform to prior City Council actions regarding this issue?

Yes The proposed amendment expands on the goals of Ordinance 2014-06, which addressed concerns about landscape rock and allowed shrubs to be substituted for some vegetative groundcover requirements.

Public Comments Received: None Received

External Agency Comments: See Attachment B

Neighborhood Meeting: No Meeting Required

Attachments:

A	B
Draft Text	External Agency Comments

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Date: *May 4, 2017*

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Date: *5/4/17*

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Community Development Director

Date: *5.4.17*

ATTACHMENT A
DRAFT TEXT

§ 154-01.07 Definitions.

LANDSCAPE LANDSCAPED-AREA. Those areas which shall include trees, shrubs and groundcover but exclude vehicular and pedestrian areas as identified in an approved landscaping plan. ~~Street yards, setbacks, parkways, screening areas between districts, interior parking area planters, other areas not used for buildings, paving or required landscape setbacks and stormwater detention/retention basins are the minimum areas within which landscaping shall be installed according to Article 20.~~ According to Article 20, the minimum areas within which landscaping shall be installed include the streetscape zone, screening between districts, medians, off-street parking lots, retention/detention basins, and other areas not used for structures, paving, lighting, signage, and other similar improvements.

- a) **ASSURANCE OF INSTALLATION.** A contract secured by a bond, cash or surety in an amount satisfactory to guarantee the completion of approved landscaping plans.
- b) **GROUNDCOVER; ~~NON-VEGETATIVE INERT~~.** Materials which are not living materials. They include: ground cover, non-vegetative (inorganic). Materials such as gravel, decomposed granite, crushed rock, river rock, boulders or other similar materials. Asphalt, gunite and concrete shall not be permitted as ~~NON-VEGETATIVE INERT~~ **GROUNDCOVER**. Examples of acceptable ~~NON-VEGETATIVE INERT~~ **GROUNDCOVER** include gravel, crushed granite, tile, brick, flagstone and river rock. Aggregate ranging in size from a minimum of "¼-inch minus" up to boulder size rocks, used to cover the entire ground surface of a lot or parcel.
 - 1. ~~NON-VEGETATIVE INERT~~ **GROUNDCOVER, COLORED GRAVEL.** Gravel of various colors, generally consisting of a palette of more colorful tans, browns, reds, rusts, golds and blond-colored gravel.
 - 2. ~~NON-VEGETATIVE INERT~~ **GROUNDCOVER, YUMA GREY GRAVEL.** Gravel generally referred to as Yuma grey that has some variation in color but is basically shades of grey.
 - 3. ~~NON-VEGETATIVE INERT~~ **GROUNDCOVER, RIP RAP.** Rocks that are a minimum of three inches in diameter to eight inches in diameter.
 - 4. ~~NON-VEGETATIVE INERT~~ **GROUNDCOVER, BOULDER.** A large rock usually rounded by weathering or abrasion, with an average dimension of 18 inches or more and is too heavy to be lifted readily by hand.
- c) **GROUNDCOVER; VEGETATIVE.** Living plant materials characterized by horizontal as well as vertical growth and which generally do not exceed 18 inches in height. **VEGETATIVE GROUNDCOVER** shall include living plant material of one gallon size, material planted from flats or turf from seed or sod.
- d) **IRRIGATION SYSTEM.** The method by which water is distributed to the plant materials in the landscaped area in order to sustain growth. Underground irrigation systems, controlled by automatic valves shall be provided for all required landscape areas. Any landscaped area to be maintained by the city shall have planting and irrigation plans approved by the Parks and Recreation Department and Public Works Department prior to installation.
- e) **LANDSCAPE LANDSCAPING PLAN.** A scaled drawing showing, at a minimum, the plant type(s) and location, size and area (location and square footage), plant counts for each type of plant, the means and location of irrigation and the maintenance schedule. These plans shall provide adequate detail so as to clearly show compliance with the minimum standards of Article 20.

Landscape and irrigation plans shall be prepared by a qualified professional landscape architect, landscape designer or landscape contractor. Tree and shrub (vine) staking details shall be shown.

- f) **MAINTENANCE.** The following routine work to support viable, healthy and attractive landscaping, **including the following**, shall be the responsibility of the property owner. Failure to perform the below noted work shall constitute a violation of the zoning code and will be subject to penalties as prescribed in this chapter.
1. Regular irrigation;
 2. Pruning;
 3. Fertilizing;
 4. Clearing of debris and weeds;
 5. Removal and replacement of dead plants; and
 6. The repair and replacement of irrigation systems and architectural features within landscaped areas.
- g) **MAINTENANCE SCHEDULE.** A written statement identifying the frequency of irrigation, fertilization, trimming or pruning if appropriate, and replacement program for annuals or other short-lived plants.
- h) **PARKWAY.** The area located between the edge of pavement or back of curb and the property line within the public street right-of-way. **The adjacent property owner is responsible for maintenance of the parkway for the full width of the property.**
- i) **PUBLIC UTILITY.** Shall include City water, sewer, **and traffic** facilities; Arizona Public Service (APS); cablevision companies; telecommunication companies; Southwest Gas; the Arizona Department of Transportation (ADOT); other publicly regulated utilities; railroads; and irrigation districts.
- j) **RETENTION BASIN.** A basin designed for the retention and/or detention of stormwater, having a depth in excess of 18 inches and permeable surface. This definition shall be used in conjunction with Article 20 only.
- k) **SHRUB.** A woody plant, **including deciduous, succulent, and cacti varieties**, which has several stems that rise from the ground level reaching a minimum mature growth height of eighteen (18) inches.
- l) **TREE.** A woody plant which has a single or multiple trunk(s) at ground level but generally produces branches at some height above the ground.
1. **ACCENT TREE.** Small, ornamental trees that typically grow to a mature height of fifteen (15) to twenty (20) feet, including some palm trees and saguaro cacti.
 2. **SHADE TREE.** Trees that grow to an average mature height of thirty (30) feet or more, an average spread of thirty (30) feet or more, and typically have a dense canopy that provides shade. The branching structure can be more spreading, vase-shaped, or layered than street trees.
 3. **STREET TREE.** Trees that grow to an average mature height of thirty (30) feet or more, generally have a high branching pattern, and upright or rounded crown form. Street trees are planted near the sidewalk or street to provide shade to pedestrians and visual enclosure to the street.
- m) **TREE BELT.** The area between the curb and the sidewalk or trail, typically within the public street right-of way. Where there is no curb, the edge of pavement shall delineate the tree belt.

- n) *VISIBILITY TRIANGLE (CITY)*. For lots adjoining city rights-of-way, a triangular area formed by two intersecting curblines and a line intersecting them at a point 33 feet from the intersection of those curblines. The *VISIBILITY TRIANGLE* shall also conform to the requirements of *A Policy on Geometric Design of Highways and Streets 1990* and its successors which is published by the American Association of State Highway and Transportation Officials (AASHTO).
- o) *VISIBILITY TRIANGLE (ADOT)*. The visibility triangle as defined by the Arizona Department of Transportation (ADOT) which is required on all state routes within the city. For lots adjoining State of Arizona rights-of-way, a rectangular area formed to allow a clear line of sight in either direction for at least 400 feet from the front of a vehicle located ten feet behind the edge of the highway to be entered.
- p) **XERISCAPE. Water-saving landscape practices that take into account soil and drainage factors, microclimates, grouping of plants with similar water requirements, efficient irrigation systems, native vegetation, paving permeability, and low-water-using and drought tolerant vegetation.**
~~Water-saving landscape practices comprised of seven basic principles:~~
 - ~~1. Planning and design;~~
 - ~~2. Use of low water use plants;~~
 - ~~3. Reduced turf areas;~~
 - ~~4. Efficient irrigation;~~
 - ~~5. Soil improvement;~~
 - ~~6. Use of mulches; and~~
 - ~~7. Appropriate maintenance.~~

That the Yuma City Code, Title 15, Chapter 154, Article 20 Landscape Regulations be amended to insert the bold text and remove the stricken text thereof:

§ 154-20.01 Purpose.

- (A) The purpose of the landscaping regulations is to provide minimum standards for the selection, location, maintenance, and **installation of landscape materials** in order to maximize the benefit of such landscaping for both the community and the individual property owner. It is intended that the provision of trees, shrubbery, and groundcover shall be in accordance with this article so as to:
 - (1) Provide shade to reduce the ground temperature and building heat gain;
 - (2) Provide attractive landscaping to improve community aesthetics for the promotion of tourism and economic development;
 - (3) Provide soil stabilization to control erosion;
 - (4) Provide groundcover to protect the ambient air quality by reducing dust and loose soil;
 - (5) Provide plant material to visually buffer ~~building and~~ parking lot masses;
 - (6) Provide planted screening between residential districts and adjacent uses;
 - (7) Provide landscape plans to improve surveillance and visibility for the promotion of safety and CPTED (Crime Prevention Through Environmental Design) strategies; and
 - ~~(8) Provide planted areas adjacent to walls to reduce the potential for graffiti through anti-graffiti strategies; and~~
 - (8) Provide compliance with the landscaping regulation over time as vacancies and changes occur with nonconforming land, buildings, and uses.

- (B) When provided in accordance with these regulations, landscaping materials are intended to contribute to the community-wide goals of beautification, energy conservation, and the conservation of the community's water resources through the use of drought tolerant plants, efficient irrigation, reduced turf areas, and the fundamentals of xeriscape landscaping.
- (C) The regulations as set forth within this article shall be in accordance with Chapter 192 of this code and are intended to be integrated with that chapter so as to provide adequate on-site stormwater detention/retention areas which are visually attractive and which provide for the multiple use of stormwater detention/retention areas wherever possible.

§ 154-20.02 Applicability.

Required landscaping shall apply as follows.

- (A) *Applicability in zoning districts.* The regulations as set forth in this article shall apply to all lots in all zoning districts. ~~Lots used exclusively for one-family dwelling units, when not otherwise required as a part of an approval process to provide landscaping, shall be exempt from the requirements of this article.~~
- (B) *Change of use.*
 - (1) When the use of a lot, parcel, land, building, or structure changes, or after two years of vacancy, or upon expansion of any building, parcel, structure, or use by an area or value of 50% or more, the development standards as set forth in this article shall apply.
 - (2) If the gross floor area of an existing building is increased by 50% or more cumulative after the effective date of this amendment, the requirements of this article shall apply to the entire lot upon which the building is located.
 - (3) If the land use of 50% or more of the gross floor area on a lot is changed cumulative after the effective date of this amendment, the requirements of this article shall apply to the entire lot upon which the building is located.
 - (4) The requirements for landscaping and irrigation within a parking lot (~~four~~ **five** or more spaces)-as found in Article 16 of this chapter shall be provided in the manner set forth in this article except that when required to comply with development standards following the loss of a nonconforming status or change of use a landowner or tenant shall not be required to reduce the parking area by more than 10% or reduce the parking area to a size which would not satisfy the minimum parking requirements for any lawful use of such lot, parcel, or land.
- (C) *City landscaping guidelines.* The city landscaping guidelines shall be used in conjunction with this article to provide guidance for both the commercial landscaping firm and the private property owner.
- (D) *Conflicts with other regulations.*
 - (1) Where portions of this article are in conflict with other portions of the zoning code, the more restrictive regulation shall apply.
 - (2) Where portions of this article are in conflict with federal or state-mandated requirements for airports (FAA and/or military requirements for planting height limits and plant debris), or for the public utility companies as defined in 154-01.07, the Planning Director may waive portions of the landscaping regulations to the extent of the conflict.

- (E) *Uses prohibited; alleys.*
- (1) Parking, loading activities, product display, and sales shall not be permitted in any required landscaped area.
 - (2) Required landscaped areas shall be maintained free from encroachment by any use, structure, vehicle, or feature not a part of the landscaping design, except as specified in this Article.
 - (3) Alleys may not be counted toward fulfillment of the rear or side yard setback requirement. Rear or side yard setbacks along alleys shall not be required to be landscaped.
- (F) *De minimus standards.* In cases where site development occupies 5% or less net site area, the landscape development standards of this article shall apply only to the developed area of the site.

§ 154-20.03 General Requirements **Landscape Design Standards.**

(A) Landscape Design

- (1) ***Recommended Plants List.*** Plant materials shall be selected from the City of Yuma Recommended Plants List, as found in the latest edition of the city landscaping guidelines.
- (2) ***Xeriscape.*** Xeriscape landscaping incorporates water-conserving designs that take into account soil and drainage factors, microclimates, grouping of plants with similar water requirements, efficient irrigation systems, native vegetation, paving permeability, and low-water-using and drought tolerant vegetation. Xeriscape landscaping is not limited to cacti, boulders, and gravel; nor shall “xeri” be interpreted to mean “zero”.
- (3) ***Irrigation required.*** All landscaped areas shall include a permanent, water efficient, underground irrigation system controlled by automatic valves.
- (4) ***Hydrozones.*** A key to the establishment of xeriscape landscaping that conserves water is to arrange plants in appropriate locations and not to interplant them with others that have different (i.e. higher or lower) water requirements. This grouping of plants into hydrozones is based on their water needs, and allows them to be irrigated and maintained efficiently. Plants with similar water use should be grouped together in distinct hydrozones.
- (5) ***Existing trees.*** Existing trees preserved on a development site where the area under the canopy remains undisturbed and protected may be credited toward landscape tree requirements.
- (6) ***Visibility triangles.*** ~~The only landscaping materials permitted in any visibility triangle shall be groundcover (less than 18 inches in height). The area included in the visibility triangle shall be excluded from the tree and shrub count for that parkway or setback.~~ Only landscape materials less than thirty (30) inches in height are permitted in any visibility triangle, as defined in the latest edition of *A Policy on Geometric Design of Highways and Streets* published by the American Association of State Highway and Transportation Officials (AASHTO). *Arizona Department of Transportation (ADOT) right-of-way.* Parkway within the Arizona Department of Transportation (ADOT) rights-of-way shall be landscaped with trees, shrubs, and groundcover in conformance with the Arizona Department of Transportation regulations.

- (7) *Arizona Department of Transportation (ADOT) right-of-way.* Parkways within the Arizona Department of Transportation (ADOT) rights-of-way shall be landscaped with trees, shrubs, and groundcover in conformance with the ADOT regulations.
- (8) *Public utilities and fire facilities.*
- a) A minimum of three-foot wide clear space shall be maintained around the circumference of fire hydrants and Fire Department Connections (FDC). Groundcover materials used within this three-foot wide area shall be approved by the City of Yuma Fire Marshal.
 - b) Trees shall not be planted directly under or over utility lines nor shall they be planted within utility easements. Trees which have a mature height of 25 feet or greater shall not be planted within 15 feet of overhead utility lines.
 - c) A ten-foot clearance shall be maintained in front of the facilities and appurtenances of any public utility and a three-foot clear space shall be maintained around the circumference of any such facility or appurtenance. Groundcover materials used within this area shall be approved by the appropriate public utility.
- (9) *Protection of planted areas.* Turf areas shall be separated from other planting areas by a minimum four-inch by four-inch concrete mow strip. Planted areas shall be separated from any adjacent paved or unpaved vehicular parking or drive area by concrete curbing measuring at least six inches by six inches above grade. Any plant material with a mature height of 18 inches or greater shall be set back at least two feet from any adjacent parking, aisle, or driveway.
- (10) *Provision of soil treatment.* All non-vegetative planting areas shall be prepared with treatments to eliminate native seed germination. Typical methods for treatment include chemical pre-emergent sprays, soil fabric, mechanical removal, or a one and one half (1½) inch ABC base beneath the non-vegetative groundcover.

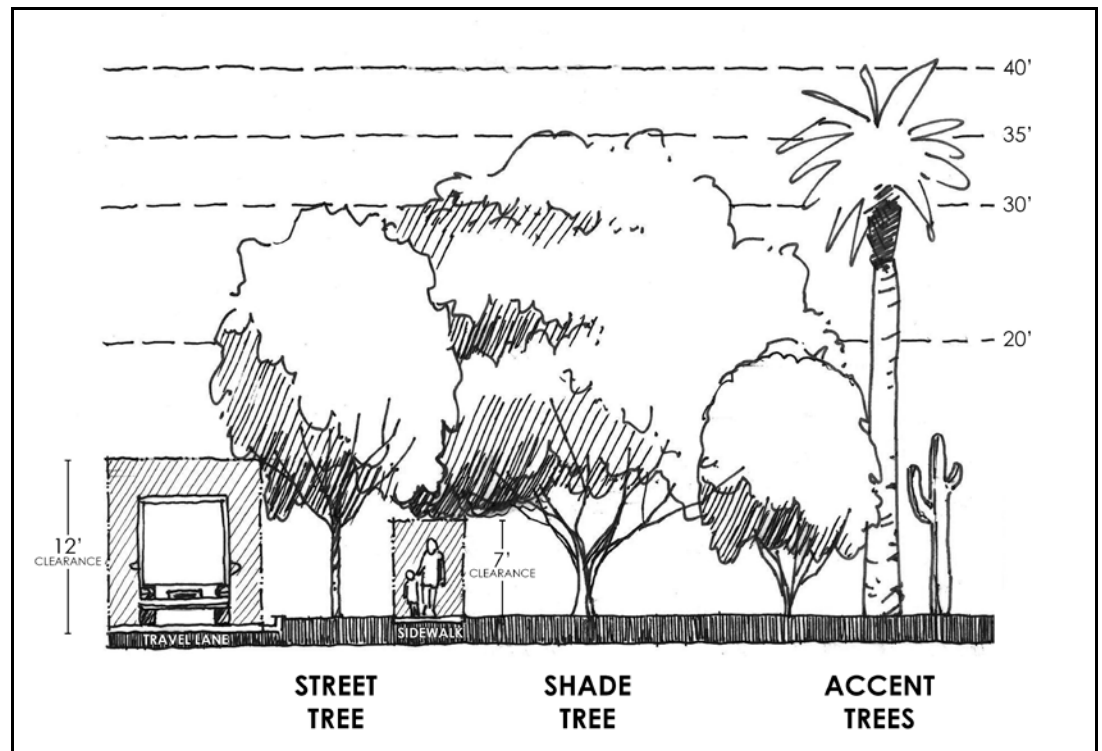
(B) Plant & Hardscape Material

(1) Trees.

- a) **Purpose.** Trees provide environmental, aesthetic, safety, and economic benefits. Environmentally, trees provide shade which reduces urban heat island effect, absorb carbon dioxide, and reduce stormwater runoff. Aesthetically, trees provide visual enclosure to streets, accentuate spaces, and add a human scale. Street trees serve to calm traffic speeds and absorb noise. Trees are known to increase property values and encourage pedestrian activity in retail environments. Trees are an important component of achieving effective Complete Streets, a policy adopted by the City in the Transportation Element of the City of Yuma General Plan.
- b) **Types.** Trees are classified in the City of Yuma Recommended Plants List as follows:
 - 1. **Street Trees.** Street trees are those that grow to an average mature height of thirty (30) feet or more, generally have a high branching pattern, and upright or rounded crown form. Street trees are planted near the sidewalk or street to provide shade to pedestrians and visual enclosure to the street. The best species for street trees are low maintenance and produce low litter. Street trees shall be pruned and maintained to allow for minimum of twelve (12) feet of clearance over any roadway and seven (7) feet of clearance over any sidewalk.

2. **Shade Trees.** Shade trees are those that grow to an average mature height of thirty (30) feet or more, an average spread of thirty (30) feet or more, and typically have a dense canopy that provides shade. The branching structure can be more spreading, vase-shaped, or layered than street trees.
3. **Accent Trees.** Accent trees are small, ornamental trees that typically grow to a mature height of fifteen (15) to twenty (20) feet. Accent trees can be used near overhead utility lines where tall trees are prohibited. Accent trees also include palm trees and saguaro cacti, although palms may not be used near overhead utility lines. Accent trees can be used to substitute required street or shade trees at a rate of 2 accent trees for each required street or shade tree.

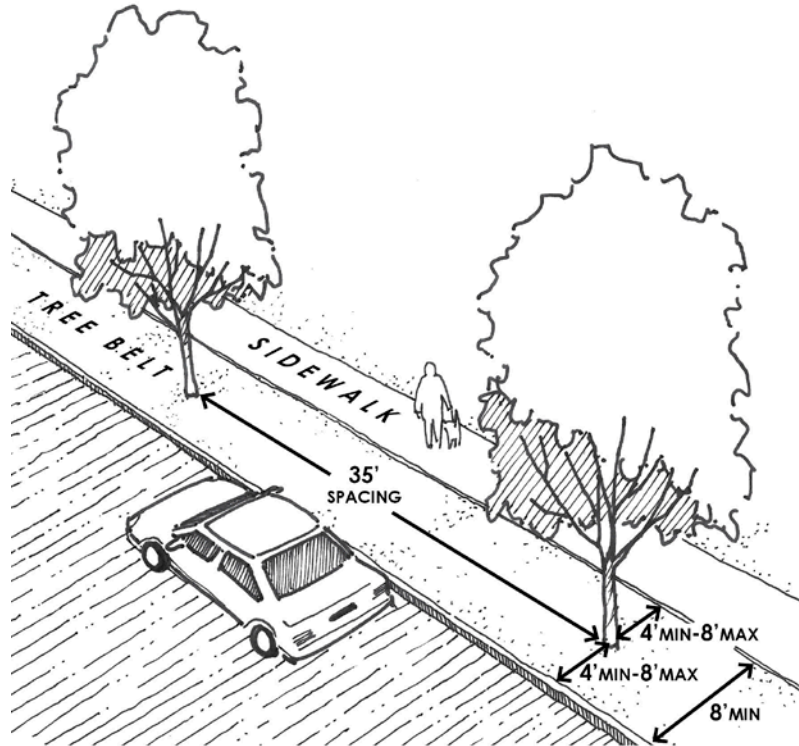
FIGURE 1: Types of Trees



c) **Distribution & Placement.**

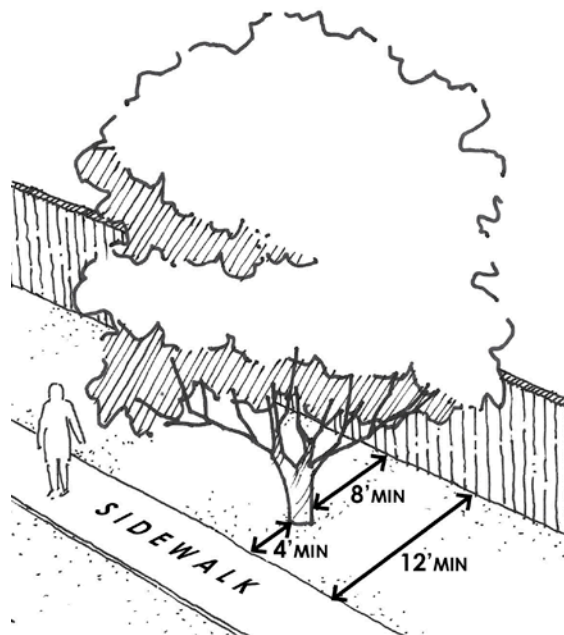
1. **Street Trees** shall be placed at a maximum interval of thirty-five (35) feet along all street rights-of-way.
2. **Street Trees** shall be placed four (4) to eight (8) feet from the sidewalk or curb, and when space allows they shall be located in the tree belt between the street and the sidewalk.

FIGURE 2: Street Tree Placement



3. No tree shall be planted closer than four (4) feet from the sidewalk or curb or closer than eight (8) feet from any vertical structure or subdivision wall to avoid upheaval damage caused by the roots, unless other structural soil or stabilization methods are implemented.

FIGURE 3: Tree Placement to Avoid Upheaval



4. Trees may be clustered; however no tree shall be located within twenty (20) feet of another tree.

- d) **Size.** Required trees shall be planted at a minimum size (height, width, and caliper) as specified in the latest edition of the Arizona Nursery Association's "Container Grown Tree Guide", a copy of which will be maintained on file by the Department of Community Development. For every project, the container size for fifty-percent (50%) of the required trees shall be a minimum of twenty-four (24) inch box and fifty-percent (50%) shall be fifteen (15) gallon container. ~~*Plant specification.* The minimum size, number, type and area for all required plant material shall be as noted in 154-20.04. All trees which are listed in the Arizona Nursery Association Guide and whose size is specified by caliper size shall be provided according to that publication's specifications.~~
- e) **Minimum Required Uncompacted Soil per Tree.** Each tree well shall have a minimum of 150 cubic feet of uncompacted soil. Provisions for the required uncompacted soil shall be reflected in the landscape plan and details. If the minimum volume of uncompacted soil cannot be provided, structural soils or structural planting aides may be used to prevent compaction under paved surfaces.
- f) **Staking.** All trees shall be staked with two lodgepole stakes seven feet in height above grade with wire ties protected with rubber fittings. Staking details shall be shown on the plans submitted for approval.
- g) **Mix of Species.** As it is desirable to have a mix of species and genera represented in the urban forest in order to protect against the loss of trees due to disease, insects, or environmental conditions, the following guidelines shall be used:
 - 1. Plantings of five (5) or fewer trees may all be of the same genus;
 - 2. Plantings of six (6) to ten (10) trees must use at least two different genera, with roughly equal numbers of each;
 - 3. Plantings of more than ten (10) trees shall use no more than 30% of trees in any one genus.

(2) **Shrubs.**

- a) **Purpose.** Shrubs serve to provide visual screening between uses, create a colorful focal point, stabilize soils, cut glare, and prevent evaporative water loss.
- b) **Distribution & Placement.** Shrubs shall not be placed in a planting area less than 3 feet wide, in either the width or length dimension. Shrubs can be clustered at driveway entrances, building entrances, property corners, and around signage to create distinct focal points. Encroachment into the visibility triangles shall not be permitted.
- c) **Size.** Required shrubs shall have a minimum mature growth height of eighteen (18) inches. For every project, the container size for a minimum of fifty-percent (50%) of the required shrubs shall be five (5) gallon, and in no case shall any shrub container size be less than one (1) gallon.

(3) **Groundcover.** Required groundcover may be of two types, vegetative or inert. ~~Ground cover may be a combination of vegetative and non-vegetative material.~~

- a) **Purpose.** Groundcover serves to reduce dust, stabilize soils, cut glare, and prevent evaporative water loss.

- b) **Vegetative groundcover** consists of living plant materials generally characterized by primary horizontal growth, as well as secondary vertical growth generally not exceeding 18 inches in height and includes grass/turf. Vegetative groundcover is not required, but groundcover plants of a 1-gallon container size may be used to substitute required shrubs at a rate of three (3) groundcover plants per one (1) required shrub. Refer to the Recommended Plants List for groundcover plant species approved for use in City of Yuma rights-of-way. ~~Groundcover. One shrub per 100 square feet of groundcover area may be substituted in lieu of vegetative groundcover requirements.~~
- c) ~~Non-vegetative~~ **Inert groundcover** Rock, mulch, minimum "1/4-inch minus" shall be used for 100% coverage of the landscaped area. **consists of landscape rock such as gravel, decomposed granite, or crushed rock, with a minimum size of one-quarter (1/4) inch screened. Unscreended road base material is not an acceptable material. Other materials, such as artificial turf, are also approved.**
1. All non-turf areas shall be top dressed with inert groundcover such as landscape rock or approved alternative and supplemented and replaced as needed.
 2. In all landscape areas, landscape rock of a color other than Yuma Grey is preferred. Except in retention basins, if ~~Yuma grey gravel is used the landscape rock is Yuma Grey,~~ the following applies:
 - i. A minimum of 20% of the total ~~non-vegetative groundcover area~~ **required landscape area** must be rip rap of a different color **other than Yuma Grey.** The gradation size of the rip rap is to be a minimum of three inches and a maximum of eight inches.
 - ii. One boulder is required for every 500 square feet of ~~non-vegetative groundcover~~ **total required landscape area**, with the boulders of the same color as the ~~Yuma grey gravel or the color of the rip rap~~ **a color other than Yuma Grey.** Minimum size of the boulders shall be 18 inches.

~~If colored gravel is used, the requirements for 20% different color rip rap and the boulders required for every 500 square feet do not apply.~~
 3. Colored gravel is required in all landscape areas within special zoning district overlays, including: the Auto Center Overlay, the Aesthetic Overlay, and the Historic District Overlay.

(4) Prohibited Plants.

- a) The use of the following plant types is prohibited due to their pollen and seeds which aggravate allergies and other health problems:
1. Common Bermuda grass (*Cynodon dactylon*);
 2. Mulberry, female (*Morus spp.*); and
 3. Olive (*Olea europaea*) except the male or fruitless varieties.
- b) The use of the following plant types is prohibited ~~in parkways which have~~ **within the City rights-of-way areas a width of ten feet or less** due to their tendency to create visibility problems as well as because of their invasive root structures.
1. Palms;

2. Ficus;
3. Elm; and
4. Eucalyptus.

~~(B) Calculation of areas and distribution of plant materials. The calculation and distribution of landscaping shall be done in the following manner:~~

~~(1) The combined area of the parkways and setbacks on each street frontage shall be calculated as one unit. The area to be landscaped shall be calculated as follows:~~

$$\text{Parkway} + \text{Setback} - (\text{Driveways} + \text{Sidewalks}) = \text{Landscaped Area Per Frontage}$$

~~(2) The plant materials may be distributed anywhere within the landscaped area for each street setback frontage but each parkway shall contain no less than 10% of the landscape material which would have been normally required in the parkway. The calculation of setback areas for corner lots may separate adjoining setbacks on adjacent streets on an equal basis.~~

~~(3) The calculation of plant material for retention basins shall be made separately unless the retention basin is within the setback.~~

§ 154-20.04 Required Landscape Areas.

(A) Single-family Residential Requirements

- (1) Single-family residential landscape installations on lots equal to or greater than 5,000 square feet in size installed as part of new construction or remodel are subject to the standards set forth herein.
- (2) No more than forty percent (40%) of the front yard setback shall be impervious. Deviations from these standards may be allowed through site plan and architectural review for small-lot single-family developments.
- (3) A minimum of one (1) 15-gallon Shade or Street Tree is required within the front yard setback of all single-family residences.
- (4) When the single-family residence is adjacent to a tree belt with a width of at least eight (8) feet, a minimum of one street tree is required to be planted in the tree belt, and provided with a permanent irrigation system.

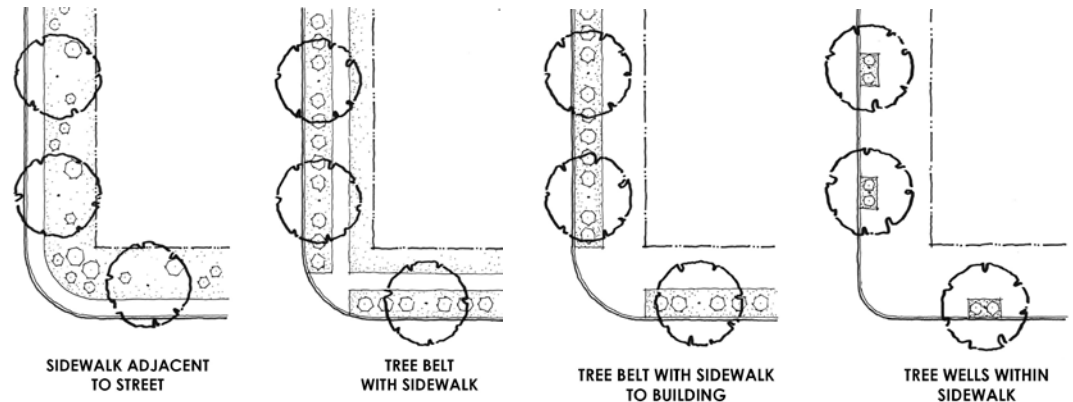
(B) Requirements for All Other Zoning Districts. Required landscape is classified into four categories: perimeter, off-street parking, other areas, and retention basins, as outlined herein. Multiple categories can apply to one property or parcel. ~~The total amount (minimum number, size, area) of required landscaping shall be computed for each component area as follows (except as otherwise approved):~~

(1) *Perimeter.*

- a) **Streetscape Zone** ~~Street parkways and setbacks (including all streets surrounding a subdivision).~~ **Abutting all public street rights-of-way shall be a streetscape zone maintained exclusively as landscape areas with vegetation and hardscape materials measured from the back of curb for the first twenty (20) feet or until the vertical plane of the building, whichever is less. The streetscape zone shall be calculated regardless of public rights-of-way or setback delineations. In residential districts, the streetscape zone is required**

for all streets surrounding a subdivision and any non-residential uses within the subdivision.

FIGURE 4: Streetscape Zone Examples



1. **Trees.** Street Trees are required to be planted every 35 linear feet along the street right-of-way, as measured from the center of the trunk. Street Trees shall be planted in accordance with the distribution and placement requirements of this Article. ~~One per 750 square feet; 50% 15-gallon; 50% 24-inch box;~~
2. **Shrubs.** Along arterial and collector streets, shrubs are required at a rate of 4 per required tree, except in certain pedestrian-oriented streetscape zones where shrubs may be reduced. ~~One per 250 square feet and one per eight feet (on center of solid perimeter screening or subdivision wall); 50% five-gallon; 50% one-gallon.~~
3. **Groundcover.** For all landscape areas within the streetscape zone, colored landscape rock shall be used as top dressing. Vegetative groundcover is permitted, but not required. For any area to be dedicated to the City of Yuma, no vegetative groundcover is permitted, but artificial turf is allowed. ~~50% vegetative; 50% non-vegetative (50% vegetative may be reduced to 30% vegetative provided the 30% vegetative consists of turf); one-gallon (36 inches on center) or flats (12 inches on center); and~~
~~Groundcover. One shrub per 100 square feet of groundcover may be substituted in lieu of vegetative groundcover requirements.~~
4. **Building Frontage/Location.**
 - i. If a building or structure is located ten (10) feet or less from the back of curb, no trees are required and all areas located between the buildings and the back of curb must be either landscape or hardscape.
 - ii. If a building or structure is located at least ten (10) feet from the back of curb, trees are required along that street right-of-way.
5. **Special landscape treatment,** may be required for Gateway and Historic/Scenic Routes as recommended in plans referenced in the General Plan.

- b) **Medians.** Median width is measured from the back of median curb to back of median curb. The minimum width for a landscaped median is eight (8) feet.
1. **Trees.** Trees are allowed only in medians with a width of fifteen (15) feet or greater, shall be planted at a rate of 1 tree per thirty-five (35) linear feet, and shall be located a minimum of five (5) feet from the back of median curb. Species shall be selected from the Recommended Plants List as approved for Medians. Trees shall be located so that the expected mature tree canopy does not ultimately extend into the street right-of-way. Maintenance access shall also be considered in relation to traffic movement.
 2. **Shrubs.** Shrubs shall not be required for medians, but may be planted, with the approval from the City, within medians with a width of eight (8) feet or greater. Mature size of the shrub shall be carefully considered to avoid eventual encroachment into the street.
 3. **Groundcover.** Colored landscape rock shall be used as top dressing. No vegetative groundcover or living grass is permitted, but artificial turf is allowed.

- c) **Screening between Zoning Districts** ~~Required screening setbacks between districts.~~ Required screening setbacks between residential districts and adjacent uses shall provide sufficient screening so that the residential uses are effectively shielded from any adverse effects of the adjacent uses **in order to mitigate the effects of potential nuisances such as dirt, litter, noise, heat, and glare of lights.** The screening shall be composed of plant material ~~as noted above and, depending on the zoning district, a six-seven~~ foot high solid masonry wall.

1. **Trees.** One per ~~25~~ **35** feet (on center) of solid perimeter screening or subdivision wall; ~~24-inch box~~ **15-gallon container** (non-deciduous);
2. **Shrubs.** **One (1) shrub per eight (8) linear feet on center.** ~~One per eight feet (on center) of solid perimeter screening or subdivision wall; five-gallon;~~
~~Groundcover.~~ Minimum area 100% non-vegetative;
3. **Rear, service side, and/or loading docks.** Shall be screened from view by a masonry screening wall seven (7) feet in height.
4. **Screen row.** A screen row of 15-gallon trees (non-deciduous) planted 25 feet on center (or major fraction thereof), shall be provided along any rear lot line for a lot on which a residential structure greater than one-story in height is located with a rear lot line adjacent to any other residential structure.

- (2) **Off-Street Parking.** Incorporating trees and shrubs in parking lots provides shade for people and cars, reduces the urban heat island effect, intercepts stormwater, improves aesthetics, improves air quality, provides visual screening, and creates a habitat for wildlife.

- a) **Landscape within Parking Lots** ~~(interior and peripheral).~~

1. **Trees.** For parking lots with eight (8) or more spaces, one (1) Shade tree is required for every eight (8) spaces or major fraction thereof. Trees shall be evenly distributed within the parking lot in tree wells with a minimum of 50 square feet of pervious area, or, when tree wells are not possible, located within four (4) feet of the perimeter of the

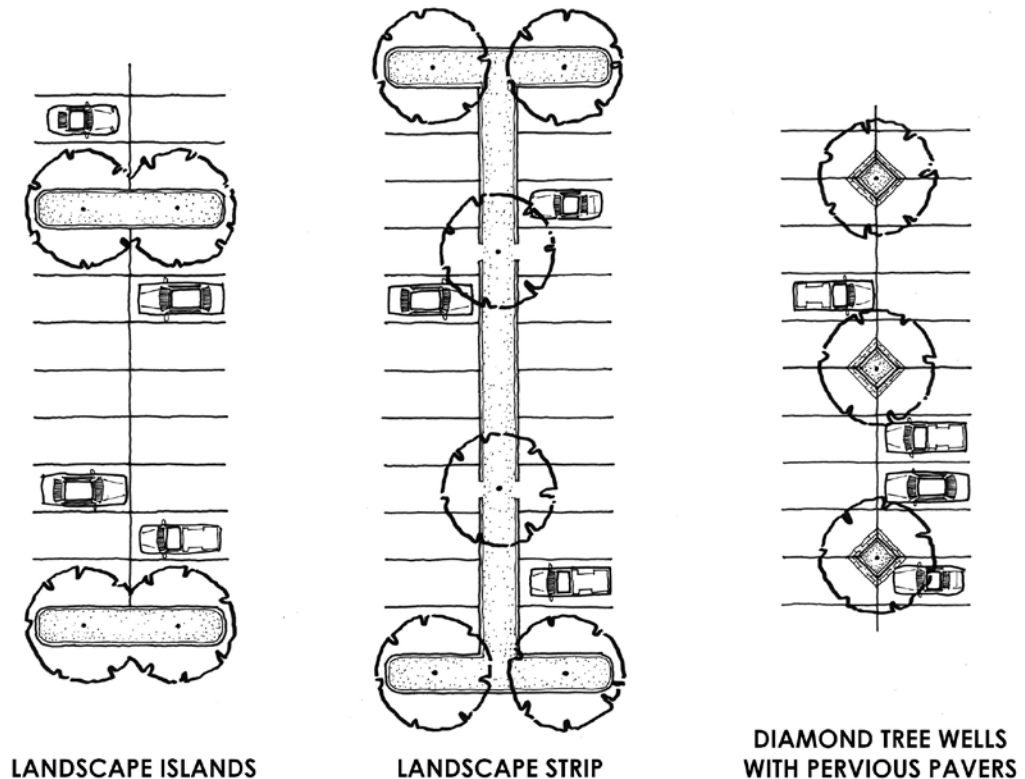
parking lot. At a rate of one and a half (1 ½) per required tree, trees may be planted within five (5) feet of the outer perimeter of the parking lot to meet this requirement. Trees required for other landscape areas cannot be double-counted to fulfill this requirement. Trees planted outside the perimeter of the off-street parking lot but intended to count towards the requirements for off-street parking areas shall be clearly identified as such on the plan. One per 15 parking spaces (or major fraction thereof), evenly distributed in tree well planters of a minimum 25 square foot area; 24-inch box canopy tree;

~~Shrubs. One per eight feet (on center) of solid perimeter screening or subdivision wall; five-gallon.~~

~~Groundcover. Twenty percent vegetative; 80% non-vegetative; one-gallon (36-inches on center) or flats (12 inches on center); and~~

~~Groundcover. Two five-gallon shrubs per 15 parking spaces (or major fraction thereof) may be substituted in lieu of vegetative groundcover requirements.~~

FIGURE 5: Parking Lot Design Options



- b) **Screening for Off-Street Parking.** On the exterior edge of an off-street parking lot containing fifteen (15) or more spaces, a planting strip not less than five (5) feet in width shall be provided parallel to any street rights-of-way and planted with shrubs as specified below to achieve 80% visual screening with a minimal height of three and one-half (3 ½) feet at maturity. This screening may also include walls, but in no case shall a structure or shrub be placed within any visibility triangle for driveways or streets.

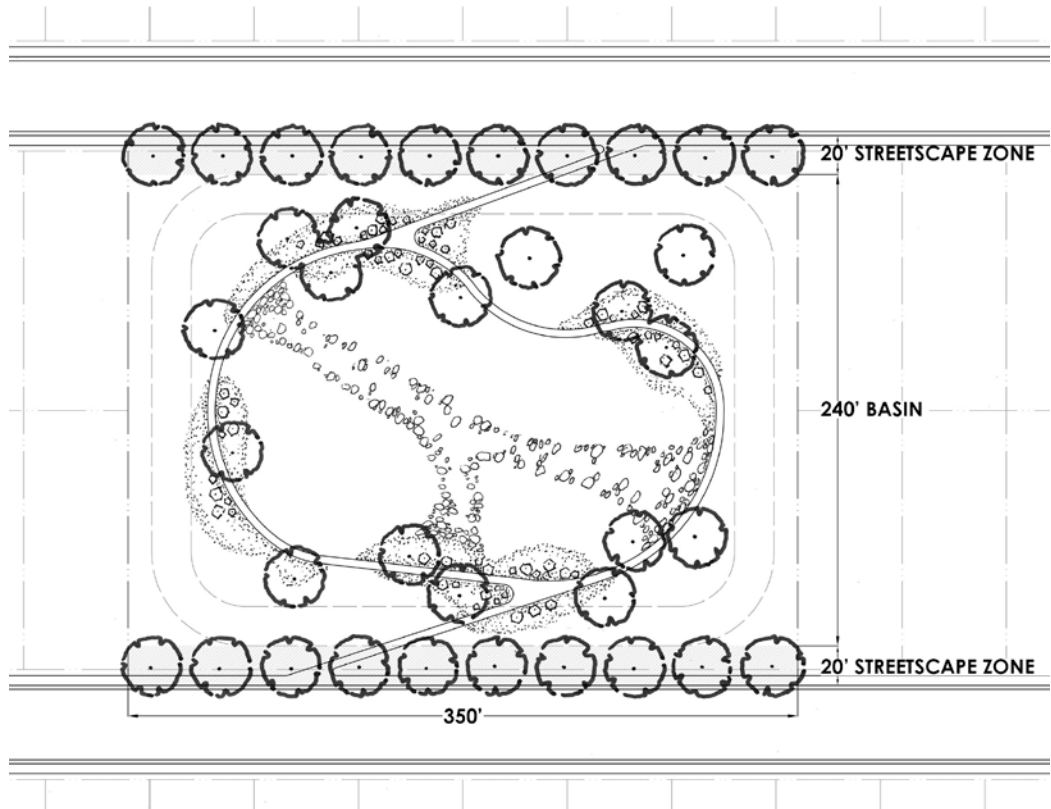
1. **Shrubs.** Minimum of one (1) per eight (8) feet (on center) of parking lot adjacent to a public right-of-way.
- (3) **Other Areas** ~~All other open areas (not used for building, paving, sidewalks, or future building expansion).~~ All other areas of the site not specifically addressed in this Section shall be landscaped. This includes all parts of a site not devoted to decks, patios, structures, driveway and/or parking improvements, lighting, sidewalks, signs, solid waste/recyclable materials collection and storage, and similar improvements.
- ~~Trees.~~ One per 1,500 square feet; 15-gallon;
- ~~Shrubs.~~ One per 750 square feet; five-gallon;
- ~~Groundcover.~~ Twenty percent vegetative; 80% non-vegetative; one-gallon (36 inches on center) or flats (12 inches on center); and
- ~~Groundcover.~~ One shrub per 100 square feet of groundcover may be substituted in lieu of vegetative groundcover requirements.
- a) For any landscape area adjacent to the streetscape zone, inert groundcover is required as top dressing and shall match that used in the adjacent streetscape zone.
 - b) *Future building pads in development projects within the Transitional (TR), Limited Commercial (B-1) and General Commercial (B-2) Districts.* **Top dressing shall be inert groundcover, vegetative groundcover, Groundcover 100% vegetative, non-vegetative or combination thereof. This helps control particulate matter (PM10) and improves aesthetics.**
- (4) **Retention Basins.**
- a) **General Requirements.**
 1. Retention basis shall be designed, graded, and landscaped so as to aesthetically enhance the natural configuration of the area. Plantings located in the basin shall be adaptable to periods of submersion. Retention basins shall be shaped consistent with good landscape design standards as well as meeting the stormwater retention requirements of Chapter 192. Retention basins shall be designed in order to facilitate multiple uses of the basin whenever possible.
 2. Graded slopes shall be designed to provide gentle, undulating contours (contour grading) and shall maintain an average 5:1 slope, ~~not to exceed a slope of 4:1 when used as a joint use park facility. In all other cases, where a basin is not used as a joint use park facility, graded slopes shall maintain an average 4:1 slope, not to exceed a slope of 3:1.~~ **slope of 4:1 and shall not exceed a slope of 3:1. Trees, shrubs, or vegetative groundcover shall not be planted on a slope greater than 4:1.** ~~Landscaped areas may also be used for stormwater detention/retention basins, provided that no graded slope is located closer than four feet to any public or private sidewalk and that no graded area exceeds a 4:1 slope within any street parkway or setback.~~
 3. **Trees and shrubs shall not be planted within 20 feet of inlets, outlets, or maintenance access ramps within any basin.**

4. Guniting or concrete groundcover within ~~stormwater detention~~/retention basins shall be prohibited, **except as necessary for the primary purpose of the basin and for walking paths**. In all cases, the designed bottom elevation of the retention basin shall be a minimum of one-foot above the highest recorded ground water level.
 5. Six-foot high wrought iron fences (designed to discourage climbing), or equivalent as approved by the Zoning Administrator, shall be installed around retention basins which have a designed water depth greater than three and one-half feet, and shall allow the basin to be visible at all times. Openings in the fence shall not allow the passage of a six-inch sphere. Any pedestrian gates shall be of a self-closing and self-latching type. In all cases, the requirements for the visibility triangle shall be applicable.
 6. **Rip rap is required at the inlets and outlets. Rip rap shall have filter fabric underneath.**
 7. **Unless dedicated for use as a neighborhood park, basins dedicated to the City of Yuma shall not have grass and shall be planted with xeriscape plants chosen from the Recommended Plants List.**
 8. **Major redesign of retention basins requires submittal of a landscape plan in accordance with § 154-20.06-B and must comply with the stormwater retention requirements of Chapter 192.**
- b) ***Requirements for Retention Basins by Zoning District.*** Using Figure 6: Flexible Point System for Retention Basin Design, a project shall achieve a minimum number of points for each zoning district as indicated below. Choose at least one option from each category shown in Figure 6. These requirements apply only to basins not landscaped under another requirement set forth in this code. For any portion of the retention basin that is adjacent to a street, the landscape requirements for the streetscape zone shall be applicable in addition to the requirements of this section.
1. ***Residential zones.***
 - i. ***Joint Use Retention Basin/Neighborhood Park.*** Must earn a minimum of 50 points, be a minimum of five (5) acres, with three (3) acres of flat grass, and provide amenities. Must have approval from the Parks & Recreation Director to provide long-term maintenance or another funding mechanism for maintenance.
 - ii. ***Accessible Basin.*** Must earn a minimum of 25 points. For residential subdivisions developed in multiple phases and as site planning constraints allow, the retention areas shall be co-located.
 2. ***Commercial zones.*** Must earn a minimum of 10 points. If a basin is adjacent to a collector or arterial roadway, it must earn an additional 5 points.
 3. ***Industrial zones.*** Must earn a minimum of 5 points. If a basin is adjacent to a collector or arterial roadway, it must earn an additional 5 points.

FIGURE 6: Flexible Point System for Retention Basin Design

Trees & Shrubs	1 shade tree per 6000 SF of basin (except flat turf area) and 4 shrubs per tree	0
	1 shade tree per 4000 SF of basin (except flat turf area) and 4 shrubs per tree	5
Grass	No grass	0
	More than 30% of total area	5
	More than 60% of the total area	10
	More than 60% of total area to be a minimum of 3 acres with slope between 3-5% for recreational use	15
Landscape Rock	100% Yuma Grey	0
	Minimum 30% colored landscape rock	5
	100% colored landscape rock	10
	1 boulder per 5000 SF of basin	5
	Colored rip rap at inlets/outlets	5
Amenities	None	0
	Play area, natural/informal	5
	Minimum 4' wide concrete walking path traversing the basin	5
	Minimum 4' wide concrete walking path with a minimum length of 1000 linear feet	10
	Pedestrian-scale lighting around walking path	10
	Ramada	15
	Play structure	15
	Basketball court	15
Creative Solutions	None	0
	Parking islands designed to capture and filter stormwater	5
	Bioretention facilities such as vegetated drainage swales or stormwater planters	5
	Retention capacity under parking lots (if 100% underground, this chart does not apply)	10

FIGURE 7: Sample Design of Accessible Basin in Residential Zone



Publicly or privately owned joint use detention/retention basin/park.

- (a) — Trees. One per 1,500 square feet; 24-inch box;
- (b) — Shrubs. One per eight feet (on center) of solid perimeter screening or subdivision wall; and one per 250 square feet of non-vegetative ground cover areas; five-gallon (on walls); 50% five-gallon (other than walls); 50% one-gallon (other than walls);
- (c) — Groundcover. One hundred percent of areas containing less than 4:1 slope in turf, but not less than 20% of the gross site area; 100% of remaining area in non-vegetative ground cover; and
- (d) — Amenities. The following amenities shall be provided to the approval of the Zoning Administrator and the Parks Superintendent: minimum a three-foot wide concrete walking path; pedestrian-scale lighting; drinking fountain (chilled water is not required).

Publicly or private-owned detention/retention basin (not used as a part of a required street setback or as a park).

- (a) — Trees. One per 2,000 square feet; trees may be deleted from minor basins containing less than 4,000 square feet in area or less than 18 inches in depth and from basins in remote fenced locations with no public access; 15-gallon;
- (b) — Shrubs. One per eight feet (on center) of solid perimeter screening or subdivision wall (shrubs may be deleted from basins in remote fenced locations with no public access); five-gallon; and

~~(c) — Groundcover. One hundred percent non-vegetative.~~

(5) Exceptions.

- a) ~~Lots which have an area greater than two acres~~ **Industrial lots larger than two acres.** Industrial lots which have an area greater than two acres shall provide a total landscaped area of 15% of the lot size ~~If the area of the required landscaping (including setbacks, parkways and retention basins) does not exceed 15% of the gross lot area, additional landscaping shall be placed on the lot to meet the minimum landscaped area of 15%. The total amount of trees, shrubs and ground cover for these landscaped areas shall be computed at the ratio noted above and shall be maintained in accordance with this article. All other standards contained in this article shall be maintained~~ **or submit landscaping plans to the Zoning Administrator or designee (per § 154-20.06) in lieu of meeting the requirement to provide a total landscape area of 15% of the lot size. The Zoning Administrator or designee is authorized to approve landscaping plans that provide less than 15% of the lot size for industrial zoned property provided such plans meet the spirit and intent of the landscape code.**
- ~~1. — Industrial zoned properties (L-I and H-I) over two acres in size may elect to submit landscaping plans to the Zoning Administrator or designee (per § 154-20.06) in lieu of meeting the requirement to provide a total landscaped area of 15% of the lot size.~~
 - ~~2. — The Zoning Administrator or designee is authorized to approve landscaping plans that provide less than 15% of the lot size for industrial zoned property provided such plans meet the spirit and intent of the landscaping code.~~
 - ~~3. — Such landscaping proposals submitted to the Zoning Administrator or designee for this purpose shall focus landscaping requirements on the property's street frontages, parkways, setback areas and retention basins within those setback areas, parking areas and the principal structure.~~

§ 154-20.05 Maintenance.

- (A) Maintenance required.** Property owners are responsible for the perpetual maintenance of all landscaped areas on their lot and adjoining public right-of-way. The owners of lots which do not have properly maintained landscaped areas will be subject to penalties as set forth in this chapter.
- (1) Lack of maintenance shall constitute a violation of this Ordinance. The property owner and/or occupant or lessee shall be held jointly and severally liable for any infraction of the requirements set forth in this chapter.**
 - (2) In the event a plant specified as required on an approved landscape plan dies or is removed, the property owner, occupant or lessee, and/or City are jointly responsible and shall replace the plant in the next planting season with one of a similar species with a similar size as specified in the approved landscape plan.**
 - (3) Landscape Plans shall designate whether plant material is to be kept in either a natural state (minimal pruning) or a formal state (regularly trimmed and pruned to a sculpted appearance). Plant materials shall be maintained as designated.**
- (B) Irrigation system maintenance required.** Irrigation systems must be maintained and replaced as necessary to continue to conserve water. Detection and repair of leaky or broken pipes, valves, and fittings and malfunctioning and/or misaligned heads, emitters, and bubblers must be part of a regular maintenance program for the site. Automatic

Irrigation Controllers are recommended to be reset a minimum of four times a year (spring, summer, fall, and winter) to adjust for plant water requirements that vary according to season. All irrigation systems shall be subject to the Uniform Building Code requirements of the City and shall be installed only as approved by permits issued by the Department of Community Development.

- (C) *Maintenance ~~required~~ responsibility.* All landscaped areas must meet minimum landscape standards as set forth herein, and shall be maintained by home owners associations, maintenance districts, improvements districts, private individuals or companies, and/or the City Parks and Recreation Department and Public Works Department. **For any streetscape or basin landscaped in excess of the minimum standards, the City will not be responsible for maintenance.**
- (D) *City maintenance ~~required~~ responsibility.* The City of Yuma is responsible to ensure that maintenance is performed on all landscaped areas located within **dedicated parkways**, medians, and retention basins ~~and exterior landscaping located within the rights-of-way on collector and arterial roadways that are adjacent to residential developments.~~ **For any areas the City of Yuma agrees to maintain, a plant palette and design intent document shall be provided to the department in charge of maintenance.**

§ 154-20.06 Administration.

A. Landscape Plan Submittal Requirements

(1) Preliminary Landscape Plan.

- a) *Applicability.* If your project requires discretionary review (preliminary submittal requirements), a preliminary landscape plan is required with your site plan or use review application.
- b) *Contents.* A preliminary landscape plan shall contain the location, description, number of proposed materials (including new and existing trees, shrubs, and groundcovers), and the proposed group responsible for maintenance.

(2) Final Landscape Plan.

- a) *Applicability.* A final landscape plan shall be submitted as part of the application for Site Plan Review and Approval. A final landscape plan shall be approved by the Director before the issuance of a Building Permit, grading, or other construction.
- b) *Building permit application.* One copy of the landscaping plan shall be submitted to the Department of Community Development at the time of building permit application or zoning clearance (if applicable pursuant to this article). This plan shall be on file in the ~~Development Services~~ **Building Safety** Division for 90 days after the certificate of occupancy is issued and with the ~~Planning and Neighborhood Services~~ **Community Planning** Division thereafter.
- c) *Contents.* Final landscape plans shall contain the following information:
1. **Development name, site address, and Assessor's Parcel Number (APN);**
 2. **Designer name, address, and phone number;**

3. A minimum scale of not less than one-inch equals twenty (20) feet, represented numerically and graphically;
4. A north arrow;
5. Property lines, adjacent rights-of-way and streets including names, zoning and use of adjacent properties, building footprints, the edge of all eaves, roof overhangs and cantilevered structures, parking lots, fences, driveways, intersection sight triangles, walkways, easements, utility lines, poles and boxes, drainage structures, and other site improvements. All shall be drawn to scale with appropriate dimensions and labeled as existing or proposed;
6. Significant topographical features and the existing and proposed contours based on the proposed grading plan. Contour intervals of one-foot are preferred, but a maximum of two-foot contour intervals will be accepted. Exceptions to contours may be made, as approved by the Director;
7. Plant locations and spacing (including staking and soil mix), represented at approximate size at maturity and indicating proposed and existing, corresponding to the plant legend;
8. A plant legend that includes both common and botanical plant names, sizes (size of plant at installation and size at maturity), and the number of required and proposed trees, shrubs, and groundcover quantities;
9. An irrigation design plan identifying system layout and descriptions (e.g., automatic timing devices, backflow protection, moisture sensors, hydrants, sprinkler and bubbler details, drip system layout and specifications, and seasonal irrigation schedule);
10. A maintenance schedule, as defined in § 154-01.
11. If applicable, indications of proposed common and open space areas on the plan; and
12. If a development is planned in phases, required landscaping must be completed in sequence with development phases. These phases must be shown on the landscape plan.

- B.** *Encroachment permits required.* Those projects which include use of the public right-of-way for landscaping shall include a request for an encroachment permit with **a copy** ~~an additional three copies~~ of the landscaping plan following building permit approval. If approved, the encroachment permit shall be issued by the City Engineer concurrently with building permit issuance by the ~~Development Services~~ **Building Safety** Division.
- C.** *Assurance of installation.* Landscaping and irrigation systems shall be installed as approved on the submitted plans prior to issuance of a certificate of occupancy. An assurance of installation in a form approved by the city and executed by the lot owner and the financial institution for an amount sufficient to guarantee the installation of the approved landscaping plans within six months of occupancy shall be accepted by the Planning Director in lieu of immediate installation of the landscaping.
- D.** *Variances.* ~~The Zoning Board of Adjustment~~ **Hearing Officer** shall have the power to grant variances from the specific requirements of this article, provided that it finds such a variance request to be in substantial compliance with the spirit and intent of these regulations. Should the

variance requested constitute not more than a 20% difference in the code requirement, the request may be considered a minor variance, and reviewed under the applicable code provisions by the Minor Variance Committee. However, this authority does not grant the ~~Zoning Board of Adjustment~~ **Hearing Officer** or the Minor Variance Committee the power to waive all landscaping requirements.

~~§ 154-20.07 Review of Regulations.~~

~~The City Planning and Zoning Commission and the City Council shall review these landscaping regulations in the manner set forth in 154-03.03 of this chapter no more than 60 months after the adoption of these amendments to this article.~~

ATTACHMENT B EXTERNAL AGENCY COMMENTS

- **Legal Ad Published:** The Sun (04/28/17)
- **34 Commenting/Reviewing Agencies noticed:** (04/11/17)
- **Neighborhood Meeting:** (N/A)
- **Hearing Date:** (05/22/17)
- **Comments due:** (04/26/17)

External List (Comments)	Response Received	Date Received	"No Comment"	Written Comments	Comments Attached
Yuma County Airport Authority	Yes	4/14/17	X		
Yuma County Engineering	NR				
Yuma County Public Works	Yes	4/12/17	X		
Yuma County Water Users'	NR				
Yuma County Planning & Zoning	NR				
Arizona Public Service	NR				
Time Warner Cable	NR				
Southwest Gas	NR				
Qwest Communications	NR				
Bureau of Land Management	NR				
YUHS District #70	NR				
Yuma Elem. School District #1	NR				
Crane School District #13	NR				
A.D.O.T.	Yes	4/12/17	X		
Yuma Mesa Irrigation & Drainage District	NR				
Arizona Fish and Game	NR				
USDA – NRCS	NR				
United States Postal Service	NR				
Yuma Metropolitan Planning Org.	NR				
El Paso Natural Gas Co.	NR				
Western Area Power Administration	NR				
City of Yuma Internal List (Conditions)	Response Received	Date Received	"No Conditions"	Written Conditions	Comments Attached
Rod Hamilton, Police	NR				
Ron Ramirez, Parks	Yes	4/12/17	X		
Joel Hubbard, Parks	Yes	4/12/17		X	X
Andrew McGarvie, Engineering	NR				
Kayla Holiman, Fire	NR	4/13/17	X		
Randy Crist, Building Safety	NR				
ITS Director	NR				
City Engineer	NR				
Traffic Engineer	NR				
MCAS / C P & L Office	Yes	4/11/17	X		
Jay Simonton, Utilities	NR				
Joel Olea, Public Works	NR				
Joel Olea, Streets	NR				

☐ Condition(s)

☐ No Condition(s)

☒ Comment

Enter conditions here: 154-20.05A #2 should have a minimum or maximum time frame to replant damaged or dead plants

DATE: 4/12/17 NAME: Joel Hubbard TITLE: Parks Manager
CITY DEPT: Parks
PHONE: 928-373-5227
RETURN TO: Naomi Leeman
Naomi.Leeman@YumaAZ.gov

PUBLIC COMMENT PROVIDED TO PLANNING & ZONING COMMISSION 5/22/2017

From: Larry Sullins [<mailto:jsalarry@aol.com>]
Sent: Thursday, May 18, 2017 9:57 AM
To: Leeman, Naomi - Senior Planner
Subject: LANDSCAPE ORDINANCE/ SORRY FOR THE DELAY

NAOMI

Great job!!!! Took all the gray lines out. You really put the frosting on the cake. Thank you. A couple of things you might look at.

1. Standard in industry is plant pit 2 x root ball.

A: We will consider creating a standard for this in the City Landscaping Guidelines, a supplementary document that will be produced in the coming months. See the answer to #6 for further explanation.

2. Will all landscape installation require a Bond?

A: When the required landscape is not installed prior to final inspection, a bond is required. Bonds are not required if the landscape is installed by the time of the final inspection.

3. Page 5 ground cover (seed or sod?) no turf is allowed. Need to clarify what size is required. 1 gallon or flats?

A: No vegetative groundcover is required. Turf (seed or sod) would be allowed on private property, just not within the City right-of-way. Other groundcover, flats or 1-gal would also be allowed on private property.

4. I see that the city can make owners replace landscape plants as they die out, under maintenance. Does the developer have the same procedure for city? As you know, there has been some conflict here. It is not fair to require them to install landscaping and the city not maintain it to the same standard. If this a budget issue, it needs to be considered.

A: The City will be held to the same standard and must replace required plants if they die.

5. The street trees with a canopy will require more pruning. This will require more maintenance and more labor. Can we review plant list and get some more options for an expanded plant list. It seems the maintenance crews are maxed out now. Is the City of Yuma prepared to increase the budget and take on more work???

A: The Public Works Director and staff have reviewed the proposed updates and are supportive of the emphasis on street trees. Trees will require pruning 1-2 times per year, and by reducing the number of required shrubs and turf, maintenance efforts can be shifted to trees with an overall decrease in the maintenance burden expected. We would very much like to meet with you and other industry professionals to review the Recommended Plants List to determine the best list species that will thrive here in Yuma. I will set up a meeting within the month.

6. I do not see any standard details under landscape in the City standards. Are there any??

A: Currently, there are no standard details included in the text portion of the code. In the coming months, Planning staff plans to develop a detailed set of guidelines for landscaping. These Landscaping Guidelines will include standard details for irrigation, planting, staking, etc. It will also include guidance on plant palettes, xeriscape, proper pruning techniques, and integrative retention ideas.

I don't see anything that is unreasonable. It has increased the standard to a very professional level.

Thank You,

Larry