

## Chapter 9.62

### Landscaping.

#### Sections:

<b>9.62.010</b>	<b>Landscaping Required</b>
<b>9.62.020</b>	<b>Grading</b>
<b>9.62.030</b>	<b>Installation time frame requirements</b>
<b>9.62.040</b>	<b>Maintenance</b>
<b>9.62.050</b>	<b>Hazards</b>

#### **9.62.010 Landscaping Required.**

Front yards, including any area in front of the dwelling and side yard to the back line of the dwelling, including parkstrips, but not including areas that are utilized as approved parking or access for vehicles, trailers, etc. shall be landscaped. Landscaping shall include the treatment of the ground surface with live materials such as, but not limited to, sod, grass, ground cover, trees, shrubs, vines and other growing horticultural plant material. In addition, a combination of xeriscape plantings and designs that may include other decorative surfacing such as bark chips, crushed stone, mulch materials, or pavers, in order to conserve water shall also meet landscaping requirements. Structural features such as fountains, pools, statues, and benches shall also be considered a part of the landscaping, but such objects alone shall not meet the requirements of landscaping.

#### **9.62.020 Grading.**

All landscaping shall maintain the grading and drainage on the lot as approved by engineering and the recorded subdivision plat. Landscaping shall also maintain building code requirements concerning drainage and grading as outlined in the Subdivision Ordinance. Additional landscaping may

be required by the City to control erosion or drainage issues. Compaction of the excavation on new construction must be properly done to prevent unreasonable settling of soil next to the foundation and failure of the required grade, per code requirements.

#### **9.62.030 Installation Time Frame Requirements.**

A. Landscape materials must be installed prior to occupancy. This shall apply to all new construction. A cash bond will be posted at the time of building permit issuance in an amount determined by the City for landscape installation. If weather, based on the discretion of the City, does not permit for landscaping to be installed prior to occupancy, the City will continue to hold the bond.

Landscaping shall then be installed within 6 months or April 1<sup>st</sup>, whichever comes first. An inspection shall be performed by the City building inspector to verify work complies with all city code and ordinance requirements before the bond is released.

B. Existing residential or non-residential structures that are in a blighted condition, which do not comply with this ordinance, shall be brought into compliance upon complaint.

#### **9.62.040 Maintenance.**

Individual(s) whether as owner, lessee, tenant, occupant, or otherwise shall be responsible for the continued proper maintenance of all landscaping materials. Landscaping shall be maintained in good condition so as to present a healthy, neat, and orderly appearance at all times. Landscaping shall be mowed, groomed, trimmed, pruned and watered according to water-wise conservation guidelines to maintain healthy growing conditions and not

detract from the appearance of the immediate neighborhood. Landscaping shall be kept visually free of insects and disease, and shall be kept free from weeds and other volunteer plants. Irrigation systems shall be maintained so as to eliminate water loss due to damaged, missing, or improperly operating sprinkler system components. All unhealthy or dead plant material shall be replaced within six (6) months, or the next planting period (Spring or Fall), whichever comes first; while other defective landscape features shall be removed, replaced or repaired within three (3) months.

**9.62.050 Hazards.**

Landscaping shall be maintained to minimize property damage and public safety hazards, including the removal/replacement of dead or decaying plant material, removal of low hanging branches and those obstructing street lighting, sidewalks and traffic sight distance requirements. In the event a tree, shrub, or other plant causes damage to streets, sidewalks, trails, or other public improvements, the Community Development Director and/or Public Works Director may order the removal of the offending vegetation and/or other landscape features.

*(Adopted by City Council on February 21, 2008)*