

Title 9 Chapter 4
LANDSCAPING

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9-4-1: LANDSCAPING REQUIRED FOR SINGLE FAMILY DWELLINGS:

Front yards, including any area in front of the dwelling, and side yards to the back line of the dwelling, but not including areas that are utilized as approved parking or access for vehicles, trailers, etc., shall be landscaped. On corner lots, landscaping shall be installed in all areas between the sidewalk and the side line of the house between the front property line and the rear property line which are visible from the public right of way. Dwellings that have rear yards visible from the public right of way shall be required to landscape the rear yard. A yard shall not be considered visible if a privacy fence is installed prior to occupancy. All park strips adjacent to the dwelling shall be completed-

9-4-2: LANDSCAPING DEFINED:

Defined: The term "landscaping" shall mean and include the installation of any combination of turf (including either sod or seeded area), planter beds, gardens, trees and shrubs, statuary, boulders, rock areas or other customary landscape features that occupy the entire unpaved portion of the front yard area.

1. Irrigation System: Where the landscaping includes turf and other plant materials that require the application of irrigation water in order to be sustained, an underground irrigation system shall be installed and designed to provide adequate quantities of water to those areas requiring irrigation.
2. Water Wise Permitted: Nothing in this section shall be construed to prohibit the use of drought tolerant vegetation and nonvegetative materials. Provided, however, failure of an owner to install and maintain landscaping within the front yard area under the guise that the vegetation and bare ground that occur naturally on the site constitutes water wise landscaping shall not qualify as conforming with the provisions of this section.

9-4-3: CONNECTION TO SECONDARY WATER SYSTEM:

In areas of the city where a secondary water service has been stubbed to the lots, the secondary water services system shall be connected and inspected in accordance with [title 8, chapter 7](#) of this code.

9-4-4: PARK STRIP LANDSCAPING

- A. Property owners shall be required to landscape and maintain any park strips adjacent to their private property.
- B. Solid concrete pavement shall only be placed in the park strip after review and approval by the City Engineer to determine if it would interfere with the public use of the right of way or utilities. If allowed, concrete shall be decorative stamped concrete based on City approval and shall not be within 24 inches of the outer edge of any tree trunk at expected maturity.
- C. Asphalt and mulch/bark are prohibited in park strips; except that mulch/bark may be placed around any tree base.
- D. Each lot shall have a minimum of one (1) tree planted in the park strip per every thirty (30) feet of frontage. Trees planted in the park strip must be selected from the approved tree list.

9-4-5: GRADING AND DRAINAGE:

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.

9-4-6: INSTALLATION TIME FRAME REQUIREMENTS:

A. Prior To Occupancy; Exceptions; Bond Required: Landscape materials must be installed prior to occupancy. This shall apply to all new construction. If weather or other circumstances, based on the discretion of the city, does not permit for landscaping to be installed prior to occupancy, a cash bond will be posted in an amount determined by the city building official for landscape installation, along with a nonrefundable filing fee as provided in the current fee schedule. Landscaping shall then be installed by June 30. 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 Property: Existing developed residential properties shall comply with the requirements of this chapter, except section 9-4-4D regarding trees shall not apply to lots developed prior to September 23, 2015.

9-4-7: MAINTENANCE:

Individuals, whether as owner, lessee, tenant, occupant or otherwise, shall be responsible for the continued proper maintenance of all landscaping materials, including all adjacent parkstrips. 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 waterwise conservation guidelines to maintain healthy growing conditions and not detract from the appearance of the immediate neighborhood. Landscaping shall be kept virtually 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.

9-4-8: ENFORCEMENT

The zoning administrator is hereby charged with the responsibility for enforcement of this section. The owner of any dwelling that does not conform with the provisions of this section shall be in violation of this section, and as such, could be subjected to an immediate administrative citation and a landscape installation fine as shown on the city fee schedule.

9-4-9: HAZARDOUS CONDITIONS PROHIBITED:

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 September 23, 2015.