

**PROPOSED Chapter 18.725:
LANDSCAPING**

Sections:

- 18.725.010 Purpose.
- 18.725.020 Applicability.
- 18.725.030 Types of landscaping.
- 18.725.040 Walls, fences and berms.
- 18.725.050 Screening and buffering.
- 18.725.060 Street trees.
- 18.725.070 Landscaping plans.
- 18.725.080 Installation.
- 18.725.090 Maintenance.

18.725.010 Purpose.

The purpose of this chapter is to provide minimum landscaping and screening requirements in order to maintain and protect property values, to enhance the city’s appearance, to visually unify the city and its neighborhoods, to improve the character of certain areas of the city, to reduce erosion and storm water runoff, to promote the use of drought-resistant native species, and to maintain or replace existing vegetation and to prevent and abate public nuisances.

18.725.020 Applicability.

- A. This chapter applies to all uses and activities developed in the city.
- B. Full site improvements are required for landscaping if a development proposal is:
 - 1. New development;
 - 2. Conversion from a residential use to a nonresidential use;
 - 3. Expanding the square footage of an existing structure by 20 percent; or
 - 4. The construction valuation is 50 percent of the existing site and building valuation.
 - 5. If any existing foundation or fence layout precludes full compliance herewith, then the landscaping requirements may be modified by the planning director.

18.725.030 Types of landscaping.

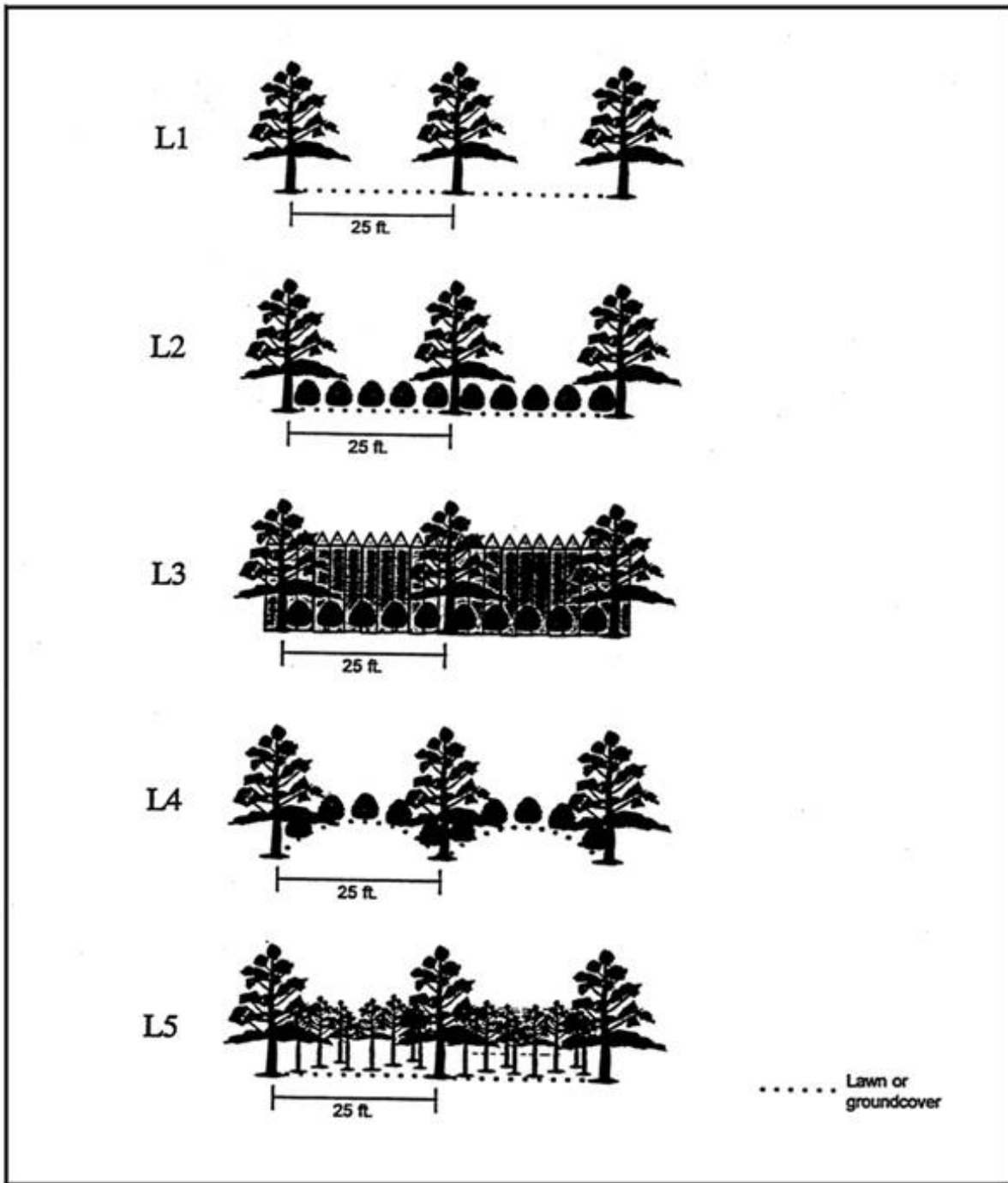
A. The types of landscaping required by this Chapter are articulated in Table 18.725.030-1 and further illustrated in Figure 18.725.030-1.

**Table 18.725.030-1
SCREENING AND BUFFERING STANDARDS**

Screening and Buffering Type	Required Plant Units in Separation in Feet On Center (o/c)	Structure Description (See Diagram 18.500.050.C)
L1	street trees @ 25' & lawn or groundcover	None

L2	street trees @ 25' & shrubs @ 5' & lawn or groundcover	None
L3	street trees @ 25' & dense shrubbery & lawn or groundcover	S1 or S2
L4	street trees @ 25' & shrubs @ 5' & lawn or groundcover	B-1
L5	street trees @ 25' understory trees @ 8' & lawn or groundcover	S2

Figure 18.725.030-1



B. The plant units installed shall meet the requirements of Chapter 18.830. Applicants shall use plants on the native plant species list to the greatest extent possible, and shall avoid using plants on the nuisance or prohibited plant lists, as required by RDC 18.830.020

18.725.040 Walls, fences and berms.

A. Walls, fences and berms shall meet the requirements of Table 18.725.040-1.

B. Table 18.725.040-1 shall be read with Tables 18.725.030-1 and 18.725.050-1 to determine fence/wall screening requirements and options.

Table 18.725.040-1

BERM		
Symbol	Height	Material
B-1	4 feet	Earthen

STRUCTURE		
Symbol	Height	Material
S-1	6 feet	Site Obscuring Fence
S-2	6 feet	Wall: Cement, Block, Rock, Brick, Concrete, wood, etc.

18.725.050 Screening and buffering.

A. The city shall require screening and buffering to separate dissimilar uses from each other and from public streets, in order to eliminate or minimize potential negative impacts of any planned use on a neighboring residential use. Screening and buffering shall meet the requirements of Table 18.725.050-1.

**Table 18.725.050-1
LANDSCAPING, SCREENING AND BUFFERING MATRIX**

Zone or Use (% of Landscaping Required)	Setback by Type of Adjacent Use					
	Street	Commercial	IND or OFF	PF or POS	Residential	Mixed Use
IND Building Parking Area Outdoor Storage (10%)	15'/L2-10'/L4 10'/L2	15'/L2 15'/L2	10'/L2 5'/L2	15'/L3 15'/L3	20'/L4 20'/L4	15'/L3 15'/L3
OFF Building Parking Area (15%)	10'/L2-7'/L4 10'/L2	10'/L1 10'/L2	10'/L2 5'/L2	10'/L2 10'/L3	20'/L4 20'/L4	10'/L2 10'/L3
CRB Building Parking Area (10%)	10'/L2 10'/L2	10'/L2 10'/L2	20'/L2 10'/L3	20'/L2 10'/L3	20'/L4 20'/L4	20'/L3 20'/L3
CCB Building Parking Area (15%)	10'/L2 10'/L2	10'/L1 10'/L2	10'/L2 10'/L2	10'/L3 10'/L3	20'/L4 20'/L4	10'/L2 10'/L3

CNB Building Parking Area (15%)	5'/L2 10'/L2	10'/L2 10'/L2	10'/L2 10'/L2	10'/L3 10'/L3	10'/L4 10'/L4	10'/L2 10'/L3
CMU/WMU/WLS Building Parking Area (0 - 15%)	0-10'/L2 10'/L2	0-10'/L2 10'/L2	10'/L3 10'/L2	10'/L3 10'/L3	10'/L3 10'/L3	0-10'/L2 10'/L3
RMD Building Parking Area (25%)	10'/L4 10'/L2	10'/L1 5'/L2	10'/L1 10'/L2	10'/L1 10'/L2	10'/L3 20'/L3	10'/L2 10'/L3
RLD Building Driveway/Parking (50%)	15'/L1 18F/L1	N/A	N/A	N/A	N/A	N/A

1) In order to reduce to a seven-foot wide landscape buffer, one or more direct pedestrian connections between on-site uses and the public street shall be required. Pedestrian connections may be constructed through the required landscaped buffer.

B. The applicant shall indicate screening and buffering, as required by the screening and buffering matrix, on the required plan.

C. The applicant shall locate screening and buffering on the perimeter of a lot or parcel, extending to the lot or parcel boundary line. The applicant shall not locate required buffering on any portion of an existing or dedicated public or private street or right-of-way. In a case of overlapping types of buffers, the higher type shall prevail.

D. The following procedure shall be applied to determine the type of screening and buffering required, as well as landscape area minimums:

1. Identify the zoning district and proposed use of the subject site by referring to the Ridgefield zoning map and to any approved plans for the site (left column, Table 18.725.050-1);
2. Identify the zoning district of adjoining property by referring to the Ridgefield Zoning Map and by surveying surrounding land uses (top row, Table 18.725.050-1);
3. Determine the screening and buffering distance and type by referring to the screening and buffering matrix;
4. Determine the screening and buffering standards by referring to the screening and buffering types in Table 18.725.030-1 and Figure 18.725.030-1.

E. Screening and buffering requirements shall apply to both the property within the higher intensity plan designation and the property within the lower designation.

F. Limitations. All areas for screening and buffering shall remain void of buildings and structures (except pathways), parking, lighting (except lighting of pathways) and utilities (unless underground). Buildable land required for screening and buffering may be used to satisfy

landscape and open space requirements and may be included in the density calculation of the site.

G. The screening and buffering matrix (Table 18.725.050-1) and the screening and buffering standards (Table 18.725.040-1) shall be applied in all zoning districts. If a higher intensity use is permitted in any district (e.g., multiple family in an RLD 4 district) through the CUP or PUD process, this use will be considered as if it were in a more intensive zone.

H. The PUD design process may supersede the buffer standards in this chapter.

I. The numbers in the screening and buffering matrix refer to the screening and buffering standards (type) in Table 18.725.040-1.

J. Required walls and fences shall be located as near the property line as practicable.

K. All plant fractions are rounded off, and existing vegetation may be used to satisfy planting requirements.

18.725.060 Street trees.

A. All trees planted along a public or private street as required by RDC 18.725.050 shall be regulated in accordance with the standards in RDC 18.725.060.

B. Review.

1. The Public Works Director shall approve all trees planted in or adjacent to sidewalk sections, in accordance with Section 2.24.E.5 of the City's Engineering Standards for Public Works Construction.

2. The planning director may grant an adjustment to the street tree requirements to allow for sight lines, utilities, traffic signs, light standards, driveways, historic building facades, permitted signs, and other street appurtenances. Such adjustments will be granted by means of a Type I procedure, as regulated in Chapter 18.310.060.

3. Street trees must comply with view corridor regulations in RDC 18.235.030.E.5, 18.235.040.M, and 18.235.050.

C. Street tree species selection. Approval of any planting list shall be subject to review by the planning director, since certain tree species can damage utilities, streets and sidewalks. The species selection and spacing of trees to be planted shall be such that it provides for the eventual mature size of the trees. Soil type, soil conditions and other site constraints shall be considered when selection species for planting;

1. The following types of trees are prohibited: maples, willow, cottonwood, poplar, and any other trees the roots of which are likely to obstruct or injure sanitary sewers or other underground utilities, except as approved by the Public Works Director in accordance with a city-approved plan or project.

2. Native tree species listed in Section 18.830 are encouraged and are required for certain types of development as stated in 18.830.020, with the exception of prohibited species listed above.

D. The specific placement of street trees by size of tree shall be as follows:

1. No new utility pole location shall be established closer than five feet to any existing street tree;
2. Tree pits shall be located so as not to include utilities (e.g., water and gas meters) in the tree well;
3. On-premises utilities (e.g., water and gas meters) shall not be installed within existing tree well areas;
4. Street trees shall not be planted closer than 20 feet to light standards;
5. New light standards shall not be positioned closer than 20 feet to existing street trees except when public safety dictates, then they may be positioned no closer than 10 feet;
6. Where there are overhead power lines, the street tree species selected shall be of a type which, at full maturity, will not interfere with the lines;
7. Trees shall not be planted closer than two feet from the face of the curb; and
8. Trees shall not be planted closer than two feet from any permanent hard surface paving or walkway:
 - a. Space between the tree and the hard surface may be covered by a nonpermanent hard surface such as bricks on sand, paved blocks and cobblestones; and
 - b. Sidewalk cuts in concrete for tree planting shall be at least 4 feet by 6 feet or 6 feet by 9 feet, or larger depending on the space constraints and the mature size of the tree, to allow for air and water into the root area.

E. Existing trees may be used as street trees if no cutting or filling takes place within the drip-line of the tree, unless an adjustment is approved by the planning director by means of a Type I procedure, per RDC 18.310.060.

F. Replacement of street trees. Existing street trees removed by development projects or other construction shall be replaced by the developer with those types of trees approved by the planning director. The replacement trees shall be of a size and species similar to the trees that are being removed unless alternatives are approved by the planning director.

18.725.070 Landscaping plans.

Landscape plans shall be prepared by a landscape architect or nursery. Plans shall be neatly and accurately drawn, at a scale that will enable ready identification and recognition of information submitted. Existing landscaped areas shall be shown. Landscaping plans shall show:

- A. Adjacent streets, public and private;
- B. Boundaries and dimensions of site;
- C. Location of on-site buildings;
- D. Location of on-site parking areas;
- E. Location and size of landscape areas;
- F. Location, species and size of planting materials;

- G. Location of outdoor storage areas;
- H. Location of significant trees;
- I. Location of water source(s).

18.725.080 Installation.

- A. Landscape plant materials will be installed to current nursery industry standards. Planting and irrigation methods shall be clearly shown on the landscape plan.
- B. Landscape plant materials shall be properly guyed and staked to current industry standards. Stakes and guy wires shall not interfere with vehicular or pedestrian traffic, or in any way, adversely impact public safety.
- C. Mandated deciduous (canopy) trees shall be fully branched, have a minimum caliper of one and one-half inches, and a minimum height of eight feet at the time of planting.
- D. Evergreen trees shall be a minimum of six feet in height, fully branched at the time of planting. Reduction in the minimum size may be permitted if certified by a registered landscape architect that the reduction shall not diminish the plant materials' chance of survival or intended use.
- E. Shrubs shall be supplied in a minimum one-gallon containers or eight-inch burlap balls with a minimum spread of 12 inches. Reduction in the minimum size may be permitted if certified by a registered landscape architect that the reduction shall not diminish the plant materials' chance of survival or intended effect.
- F. Groundcover plantings shall be planted at a maximum of 24 inches on center and 24 inches between rows. Rows of plants shall be staggered for a more effective covering. Groundcover shall be supplied in a minimum four-inch size container or two and one-quarter inch container or equivalent if planted 12 inches on center.
- G. All landscaping required by this code and approved by the planning director shall be installed prior to the issuance of any final occupancy permits. All required landscaping shall be installed prior to occupancy unless installation is bonded (or other method), for a period not to exceed three months, in an amount determined appropriate by the planning director.

18.725.090 Maintenance.

- A. All landscaping shall be maintained as a condition of use. The property owner shall be responsible for replacing any unhealthy or dead plants for a period of one year after the initial planting.
- B. The planning director shall require a maintenance assurance device for a period of one year from the completion of planting in order to ensure compliance with the requirements of this section. The value of the maintenance assurance device shall equal at least 50 percent of the total landscape materials.
- C. If the landscaping is not being properly maintained, the property owner shall be so notified by the city. If after 30 days from the city's notification the landscaping is still not being maintained then the maintenance device may be used by the city to perform any type of maintenance necessary to ensure compliance with this chapter.

D. The maintenance assurance device shall be accompanied by an agreement granting the city and its agents the right to enter the property and perform any necessary work. The agreement shall also hold the city harmless from all claims and expenses, including attorney's fees.

E. Upon completion of the one-year maintenance period, and if maintenance has not been performed by the city, the city shall release the maintenance assurance device.