

**Chapter 18.73  
LANDSCAPING, BUFFERING AND SCREENING STANDARDS**

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**18.73.010 ~~Purpose and scope~~ Applicability.**

A. The purpose of this chapter is to provide landscaping requirements and performance standards which:

1. Enhance and promote the image of the community's desert environment;
2. Conserve groundwater resources in conformance with the Arizona Groundwater Code, Title 45,

Chapter 2, by:

- a. Specifying the use of arid landscape design principles and standards,
- b. Helping control and utilize stormwater runoff,
- c. Specifying the use of plant materials from approved lists,
- d. Encouraging the use of effluent;

3. Promote the seven principles of xeriscape

- a. Water conserving design
- b. Low water use/drought tolerant plants
- c. Reduction in turf
- d. Water harvesting techniques
- e. Appropriate irrigation methods
- f. Soil improvements and use of mulches, and
- g. Proper maintenance practices ~~Increasing traffic safety~~

4. Protect the public health, safety and general welfare by:

- a. Minimizing noise, air, water, dust and visual pollution,
- b. Screening and buffering incompatible land uses,
- c. ~~Preserving property values and the character of neighborhoods,~~
- d. ~~Reducing the heat and glare absorbed and radiated by development,~~
- e. ~~Conserving energy resources,~~
- f. ~~Helping to control soil erosion,~~
- g. ~~Controlling the use of noxious plants, and~~
- h. ~~Increasing traffic safety.~~

5. Preserve neighborhood character

B. The intent of this chapter is to ameliorate adverse impacts between potentially incompatible uses and zones by requiring a minimum level of buffering and screening. This chapter does not determine the compatibility of two different uses or zones, which is determined by the town council through the planning and zoning process. Additional buffering and screening may be required by the town council in particular cases.

C. Scope.

1. The provisions of this chapter shall apply to the following: all development except individually-owned residential lots which:

- a. Require less than 10 motor vehicle parking spaces on site, All new development plans and tentative plats
- b. Do not back or side on a public street or road, and Expansion of existing uses exceeding 25 percent of the gross floor or lot area of the existing development. The area and type of landscaping required shall be determined relative to the entire area of the site.

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- c. Have a land use intensity of less than three residences per acre;—
2. New Development. The provisions of this chapter apply to all new tentative plans and development plans submitted after the effective date of this chapter; Exception:
- a. Individually owned single family residential lots
  - b. Any tentative plats and development plans approved prior to the effective date of this chapter, shall comply with the regulations under which approval was given.
3. Expansion of Existing Uses. Approved plans and development existing prior to the effective date of this chapter shall comply with the regulations under which approval was given, and shall be subject to the provisions of this chapter if proposed expansion will exceed 25 percent of the gross floor or lot area of the existing development. The area and type of landscaping required shall be determined relative to the entire area of the development;
4. Scope of Landscape Plan Application. A landscape plan shall be submitted to the planning and zoning department for the following:—
- a. Any development plan or subdivision plat that requires 10 or more parking spaces, except for single family dwellings where all parking is contained within structures and carports on individual, subdivided lots;—
  - b. Any development plan or subdivision plat that contains common areas, open space or natural areas owned or controlled by a homeowners' association or group (e.g., cluster option developments);—
  - c. When screening, buffering or landscaping is required elsewhere in this code;—
  - d. When screening, buffering or landscaping is required by the town council as a condition of rezoning or other reason;—
  - e. Any recreation activity site plan;—
  - f. Any plan or plat for a nonresidential use or zone that abuts a residential use or zone;—
  - g. Any plan or plat for apartments or other rental projects;—
  - h. Model home lots and areas (prior to issuance of any permits);—
  - i. Historic zone and historic preservation plans;—
  - j. Any landscaping on medians or roadsides within the public right of way;—
  - k. Any landscaping requiring to fulfill requirements of the Golf Course Zone (Chapter 18.59- STC), Hillside Development Overlay Zone (Chapter 18.61 STC), Major Resort Zone (Chapter 18.40 STC), Sign Standards (Chapter 18.79 STC) or Grading Standards (Chapter 18.81 STC). [Ord. 1995-06 § 2.]

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#### 18.73.020 Definitions.

A. Certain terms used in this chapter shall be defined as follows:

1. "Active water harvesting" means the collection of stormwater into containment systems for storage and later diversion to beneficial uses;
2. "Amenity landscaping" means any landscaping that is provided in addition to the screening requirements of this chapter;
3. "Buffering" means the on-site use of landscaping elements, screening devices, open space, drainageways and landforms for reduction of the potentially adverse impacts of adjoining, dissimilar land uses;
4. "Bufferyard" means a unit of land together with required landscaping which may be required between land uses to eliminate or minimize conflicts between them;
5. "Effluent" means reclaimed wastewater;
6. "Environmental zone design principle" means the landscape management and design principle of identifying planting areas throughout the site that have, or will be designed to have, similar maintenance, irrigation and exposure requirements. Zones may range from arid to wet. The plant palette for each zone should clearly reflect the function and design objective of the zone. Application of this principle promotes rational site planning and efficient, attractive, cost-effective landscaping;
7. "Fence" means a structure usually made of posts or stakes joined together by boards, wire, or rails and erected to enclose an area, act as a barrier, serve as a boundary or screen an area;
8. "Gallons" means the container size generally accepted by trade professionals to denote or specify plant material size;
9. "Gross parking area" means the total square footage of the development site minus the first floor square footage of all buildings and storage yards;

106. "Landscaping" means the combination of landscape elements in a designed, specific application which meets the purposes of this chapter. Landscape elements may include vegetation, such as trees, cacti, shrubs and groundcovers and other elements such as walls, earth berms, planters, walkways, patios and other architectural or structural elements;

117. "Mini-oasis design concept" means the landscape design technique of allocating a generous portion of a site's landscape water where it will return maximum benefit in terms of cooling, aesthetic pleasure and exposure to people;

12. "Natural Desert" means desert with native vegetation that is essentially undisturbed, with no grazing, or grading;

1329. ~~Plant size. "Gallons," in regard to plant size, is the container size generally accepted by trade professionals to denote or specify plant materials size;~~ "Passive water harvesting" means the collection of stormwater directly into water harvesting infiltration areas without the temporary storage of water in a containment system. Passive water harvesting includes landscape features such as swales, micro basins, flush curbs, and recessed planting areas;

1439. ~~"Screening device" means any landscaping or structure used to conceal or reduce the negative visual and audio impacts of certain land uses or activities from streets or adjacent development. The height of a screening device is measured from the highest finished grade abutting the element to be screened;~~ "Rainwater Harvesting" means the process of intercepting stormwater and putting it to beneficial use;

14510. "Walls" or "fences" means any structure intended for confinement, prevention of intrusion, boundary identification or screening of an activity or land use. [Ord. 1995-06 § 2.] "Screen" means any landscaping or structure used to conceal or reduce the negative visual and audio impacts of certain land uses or activities from streets or adjacent development such as walls, landscaped berms, and hedges. The height of a screen is measured from the highest finished grade abutting the element to be screened;

156. "Specimen plant" means a tree or shrub in prime condition that stands out on its own;

167. "Wall" mean any solid masonry structure intended for confinement, prevention of intrusion, boundary identification or screening of any activity or land use.

#### 18.73.030 Performance standards.

A. ~~Scope. This section provides general standards for bufferyards, landscape designs and landscape plans. Specific design references, standards and plant lists in the form of a landscape design manual are hereby adopted to ensure compliance with this chapter. The landscape design manual may be amended by resolution of the town council after a noticed public hearing. Landscape reference materials and plant lists are available at the planning and zoning department. Landscape designs shall be in harmony with the environmental context of the development site. Preservation of native, on-site vegetation shall be a primary objective of site planning for development. Specimen plants shall be given particular consideration for retention on site. Property owners shall comply with the provisions of Arizona Revised Statutes, Section 3-904;~~

##### ~~B. General Standards:~~

1. ~~Landscape designs shall be in harmony with the environmental context of the development site. Preservation of native, on-site vegetation shall be a primary objective of site planning for development. Specimen plants shall be given particular consideration for retention on site. Property owners shall comply with the provisions of Arizona Revised Statutes, Section 3-904;~~

B. 2. Wherever the undisturbed natural desert landscape cannot be preserved, landscape design and construction shall promote the use of transplanted, on-site desert plants, container plants, seeded desert plants and inorganic groundcovers. This standard shall be particularly emphasized on all landscaped areas abutting public rights-of-way, scenic routes and landscaping having high public visibility;

C. 3. The environmental zone design principle of appropriate plant selection and placement, based on the function, water requirement and most suitable environmental exposure of the plant materials, shall be used in all proposals. The mini-oasis design provision may be permitted when proposed water-intensive planting designs are found by the department of planning and zoning to substantially meet criteria found in the landscape design manual this chapter. Mini-oasis areas are limited to no more than 10% of the total landscaped areas;

D. 4. Turf applications over 10 acres, such as required for parks and recreational facilities, school grounds, institutions and cemeteries are regulated by the Arizona Department of Water Resources and the

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Tucson AMA Management Plan, and are not specifically regulated by this chapter. Golf course design within the town of Sahuarita is regulated by the Golf Course Zone (Chapter 18.59 STC);

E. 5. Plants shall be selected from the ~~planning and zoning department's~~ Town's approved plant lists:

1a. ~~The director shall conduct an annual review of the plant lists. If an applicant intends to use a plant not found on the list, a written request must shall be made to the planning and zoning director. The request shall state the plant's characteristics which make it compatible with the regulations.~~

b. ~~Requests for changes in the plant lists may be made to the director, who shall review the request and enter all approved changes on a plant list addendum which shall be available from the department;~~

F. 6. Trees and Shrubs.

1a. Trees shall be at least five fifteen gallons in size, or of comparable height if bare-rooted, at planting time. If the applicant uses 24" box trees for all of the required trees, a reduction of one required tree per 100 linear feet will be allowed.

2b. Shrubs shall be at least one gallon in size at planting time,

3e. Trees and shrubs shall be planted so that at maturity they do not interfere with service lines, traffic sight lines and the property rights of adjacent property owners, and

4d. Trees planted within 10 feet of near-public sidewalks or curbs shall be provided with suitable root diverters to minimize heaving of those improvements;

G. 7. Groundcovers.

1a. When inorganic groundcovers are used it shall be in combination with live plants and not exceed two-thirds of the total area of applied groundcovers,

2b. Turf use shall not exceed 20 percent of the total project site landscaped area, and shall be located, when used, on the development site is prohibited with the following exceptions:

(1)a. ~~To mitigate glare and reduce heat near buildings and their openings, windows and patios, Town of Sahuarita public parks~~

(2)b. ~~To enhance a mini-oasis, private parks that serve more than one neighborhood,~~

(3)c. ~~To enhance a pedestrian entryway, private parks that serve only one neighborhood are limited to no more than 10% of the total park area,~~

(4)d. ~~In an environmental zone compatible with the context of the landscape and architectural design, private schools,~~

(5)e. ~~To provide functional and aesthetic benefit to the users of the site golf courses,~~

(6)f. ~~To conserve water and demonstrate this ethic to the public mini-oasis areas are limited to no more than 10% of the total landscaped areas;~~

3e. Unpaved areas in any plant bed, median or tree understory within a planter shall be planted with shrubs, accents or vines, and/or covered with appropriate organic and inorganic groundcovers;

4. All areas not required for buildings, access drives, parking spaces, and accessory uses shall be landscaped.

H. 8. Irrigation and Water Accent Features.

1a. All water use for landscape irrigation and enhancement shall conform to the Arizona Groundwater Code, Title 45, Chapter 2, and the adopted groundwater management plan for the Tucson active management area,

2b. Each introduced planting shall be served by a water-conserving, underground irrigation system, unless otherwise approved by ~~the department of~~ planning and zoning. Stormwater harvesting and drip irrigation are the preferred irrigation methods,

3e. Encouragement shall be given to the use of effluent-reclaimed water to irrigate landscaped and turfed areas. A written statement or note of effluent-reclaimed water use feasibility shall be made on landscape plans indicating briefly: cost-effectiveness, potential sources and availability,

4d. Landscape designs shall be integrated with hydrology, grading and earthwork plans for the site and shall make maximum use of site stormwater runoff for irrigation purposes, and

5e. Water design features, such as ponds and fountains, shall be at a scale and of a design compatible with the arid lands environment and the water conservation ethic;

9l. Natural Features.

1a. Earth berms shall be designed to transition to existing grades, shall not exceed a slope of 32:1, or 33%, and shall be adequately covered with plant material, groundcovers or rip-rap to control erosion,

2b. Natural drainageways and existing, natural vegetation may be used for screening and amenity landscape credit if approved by ~~the department of~~ planning and zoning, provided such uses are consistent with the ~~county-Town's~~ Floodplain Management Ordinance;

40J. Streetscape Sculpture, ~~and~~ Furniture, and Public Art. Streetscape bufferyards may be reduced by 10 percent of their required width, each 100 linear feet, for each approved public sculpture, ~~or~~ furniture, or public art piece-piece installed and maintained within the bufferyard. Public sculpture, ~~and~~ furniture, and art shall be approved by ~~the design review committee~~ (reference Chapter 18.99 STC), subject to standards contained in the landscape design manual/planning and zoning staff;

44K. Safety Design Standards.

a1. Walls, fences, signs, landscaping and other potential obstructions to view in excess of ~~two feet~~30 inches in height shall be placed in accordance with the requirements of STC 18.77.020 (Roads) and shall not be placed in a sight visibility triangle;

42L. Public Right-of-Way Standards.

a1. Landscaping in publicly owned or controlled areas shall be consistent with the purpose and requirements of this chapter, design requirements as specified in the town development standards code and applicable landscape requirements,

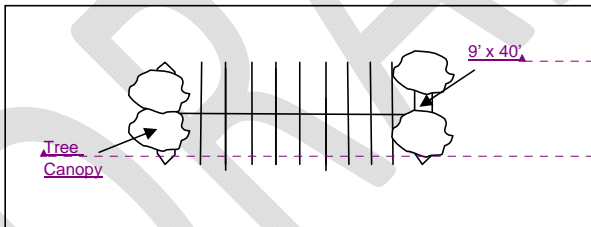
b2. A right-of-way use permit and maintenance agreement must be obtained from the ~~department of transportation and flood control district~~public works department prior to installation of any landscaping within the public right-of-way;

43M. Plant Materials Spacing. Plants may be grouped, clustered or unevenly spaced to prevent the creation of an unnatural appearance in the landscape. [Ord. 1995-06 § 2.]

N. Parking Lot Standards.

1. each parking row of 10 spaces shall be separated with a depressed island at least 9 feet in width and equal in length to the adjacent parking space(s), measured from outside edge to outside edge of curb, containing a tree canopy and appropriate groundcover. The island may be protected from vehicles by a perforated curb with periodic openings to filter stormwater runoff from the paved parking surface. A design in context with the natural setting is desired. (see diagram below)

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2. Thorny shrubs, thorny trees, and cacti shall not be planted where their mature canopy would be closer than 4 feet from any walkways or parking lot curbing.

#### 18.73.040 Screening and bufferyard requirements.

A. Scope.

1. Land use zones permitted by this code are ranked according to their land use intensity and restrictiveness (reference STC 18.05.010(B)). Ranking is based on the type and degree of nuisance or

negative impact the more intensive use is likely to impose on less intensive, adjacent land uses. Buffer yards shall be provided between uses to minimize the negative effects of their dissimilarity.

**B. Bufferyards.**

1. Purpose. ~~The bufferyard is a unit of yard together with required landscaping.~~ Both the amount of land and the type and amount of planting specified for each bufferyard requirement are designed to ameliorate nuisances between adjacent land uses or between a land use and public street or road. The planting units required of bufferyards are calculated to function as “buffers.”

C. Location of Bufferyards. Bufferyards shall be located on the outer perimeter of a lot or parcel, extending to the lot or parcel boundary line. ~~Portions of bufferyards may be located on an existing or dedicated public or private street or right of way in accordance with the adopted subdivision street standards. No portion of a required bufferyard shall be located on an existing or dedicated public or private street right-of-way. However, portions of bufferyards in excess of the bufferyard requirement as determined by tables 1 through 3 may be located on an existing or dedicated public or private street right-of-way in accordance with 18.73.030.L.2~~

D. Determination of Bufferyard Requirements. To determine the type of bufferyard required between two adjacent parcels or between a parcel and a street, the following procedure shall be followed:

~~1. To determine the type of bufferyard required between two adjacent parcels or between a parcel and a street, the following procedure shall be followed:~~

a-1. Identify the ~~land use zone category zoning district~~ of the proposed use on Table 1, “~~Bufferyard Requirements~~Minimum Bufferyard Required,” codified in this chapter, ~~and located in the landscape design manual,~~

b-2. Identify the ~~land use zone category zoning district~~ of the ~~existing land use zones~~ adjacent ~~property or street frontage~~ to the proposed use on Table 1,

e-3. Determine the bufferyard required on each boundary (or segment thereof) of the subject parcel by referring the indicated letter designation from Table 1 ~~to the bufferyard standards illustrated in the landscape design manual~~ to tables 2 and 3 below. ~~Choose from the bufferyard width options and follow the required number of plantings for that width.~~

**Table 1: Bufferyard Requirements (Minimum Bufferyard Required)**

Zoning of Proposed Development	Zoning of Adjacent Property					Street Bufferyards	
	RH, SR, SR-2, SH, GR-1, R-1	R-2, R-3, R-4, R-5	MH-1, MH-2, TR, TH, MR, RVC	B-1, B-2, MU, CPI	I-1, I-2	Front/Side Yard	Rear Yard
RH, SR, SR-2, SH, GR-1, R-1	See table note 1	See table note 1	See table note 1	No buffer required	No buffer required	A	A
R-2, R-3, R-4, R-5	A	See table note 1	See table note 1	No buffer required	No buffer required	A	A
MH-1, MH-2, TR, TH, MR, RVC	B	B	See table note 1	No buffer required	No buffer required	A	B
B-1, B-2, MU, CPI	B	B	B	No Buffer required	No buffer required	A	B

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I-1, I-2	B	B	B	B	No buffer required	B	B
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1. No buffer required if proposed use is residential or if adjacent use is non-residential. Use buffer yard B if the proposed use is non-residential adjacent to a residential use or zone.

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**Table 2: Requirements for Bufferyard A**

Width	10'	20'	30'	40'
Plants per 100 lineal feet	5 Trees	5 Trees	4 Trees	Natural Desert
	5 Shrubs	5 Shrubs	4 Shrubs	
	8 Accents	7 Accents	5 Accents	

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**Table 3: Requirements for Bufferyard B**

Width	10'	20'	30'	40'
Plants per 100 lineal feet	6 Trees	6 Trees	5 Trees	Natural Desert
	8 Shrubs	7 Shrubs	6 Shrubs	
	12 Accents	12 Accents	9 Accents	

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2. Bufferyard specifications detailed and illustrated in the manual constitute the bufferyard required between the two adjacent land uses. Any of the options contained in the letter designated bufferyard shall satisfy the requirement of buffering between the adjacent land uses.

**3. Responsibility for Bufferyard.**

a. When a use is the first to develop on two adjacent vacant parcels, this first use shall provide the required buffer.

b. The second use to develop shall, at the time it develops, provide any additional plant material and land necessary to provide any additional bufferyard required between those two uses.

4. Existing plant material, structures and land located on the preexisting (first developed) land use which meets the requirements of this chapter may be counted as contributing to the total bufferyard between it and the second (adjacent) land use to develop.

**E. Use of Bufferyards.**

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1. A bufferyard may be used for passive recreation; it may contain sculpture, furniture and pedestrian, bike or equestrian trails, provided that:
  - a. No plant material is eliminated,
  - b. The total width of the bufferyard is maintained, and
  - c. All other regulations of this chapter are met.
2. In no event shall the following uses be permitted in bufferyards:
  - a. ~~Playfields~~Sportsfields,
  - b. Stables,
  - c. Swimming pools,
  - d. Racquetball, ~~and~~ tennis courts, ~~eteor~~ similar uses.
  - e. Parking lots
  - f. Other active, structured recreational uses

**F. Bufferyard Options:**

1. ~~Where the bufferyard originally required between a land use and vacant land turns out to be greater than that bufferyard subsequently required between the first use and the subsequently developed use, the following applies:—~~
  - a. ~~The subsequent establishment of compatible adjacent land uses, as indicated in Table 1, may eliminate the requirement for a bufferyard. If the requirement is reduced, but not eliminated, the existing use may expand into the excess buffer area; provided, that the resulting total bufferyard between the two uses meets the revised bufferyard requirements.~~
2. ~~Property owners may enter into agreements, subject to the approval of the town, with abutting landowners to use adjoining land to provide some or all of a required bufferyard. The total buffer shall equal the requirements of this chapter. Nonconforming uses and plats shall not be created, expanded or allowed by this option, nor shall designated, platted open space be compromised.—~~
3. ~~Contractual Reduction of a Bufferyard Abutting Vacant Land. When a land use is proposed adjacent to vacant land and the owner of that vacant land enters into a contractual relationship with the owner of the land that is to be developed first, a reduced buffer may be provided by the first use; provided, that the contract contains a recorded agreement by that vacant landowner to assume all responsibility for any additional buffer, if needed by the subsequent development of a more or less intense use on the vacant property.—~~
4. ~~A bufferyard is not required in either of the following cases; provided, however, a six-foot high decorative masonry wall is constructed in lieu of the bufferyard, and the wall requirement is noted on the approved subdivision plat and landscape plan:—~~
  - a. ~~Where a proposed residential development has the same density or individual lot size as the adjacent residential property;—~~
  - b. ~~Where a bufferyard is required along the side or rear yard of an individual residential lot abutting an internal street. The exception does not apply to bufferyards located within common areas.~~

_Proposed Use/Zone	Existing Adjacent Use/Zone																							Formatted Table							
	IR	GC	SR	SR	RH	CR	GR	CR	CR	SH	CR	CR	CM	CM	TR	TH	MR	RV	CB	CB	MU	CP	CI	CI	CI	ee	sc	pe	Buf	fer	yar
			a	2		-1	-1	-2	-3		-4	-5	H-1	H-2	a			C	-1a	-2a	a		1	2	3	Pu	Pu	Se	Gat	Maj	
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R-2, R-3, R-4 R-5	Yes	No screen required unless proposed use is non-residential next to residential	No Screen Required	No screen required	No screen required	3 ½ foot screen wall required for parking areas	3 ½ foot screen wall for parking areas
MH-1, MH-2, TR, TH, MR, RVC	Yes	Yes	No screen required	No screen required	No screen required	3 ½ foot screen wall required for parking areas	Yes
B-1, B-2, MU CPI	Yes	Yes	Yes	No screen required	No screen required	3 ½ foot screen wall required for parking areas	Yes
I-1, I-2	Yes	Yes	Yes	Yes	No screen required	Yes	Yes

2. Screening options for residential developments include masonry walls, hedges, and landscaped berms with a minimum height of six feet. Commercial and industrial uses and zones must use solid masonry walls with a minimum height of six feet to meet screening requirements.

3. Walls for commercial and industrial uses when abutting a residential zone or use must be located on the outside edge of the bufferyard along the property line, and when abutting a street, at least 50% of the vegetation must be planted on the streetside of the wall. For residential development the wall shall be on the property line of the residential lots and all of the vegetation buffer shall be outside the walls in a common area.

4. Breaks in screen walls may be required by planning and zoning in order to provide bicycle and pedestrian access between residential and commercial uses.

5. Walls must be designed to minimize visual monotony by including the following techniques.

a. decorative features such as caps, and patterns at least every 30 feet.

b. A variety of materials, texture or color on at least 20% of the wall façade surface.

c. varied setbacks at least every 75 feet

6. All screen walls shall be architecturally compatible with the materials and design of the buildings on site.

7. When screening is accomplished with berms, all of the berm must be on-site.

8. Bermed areas, front and back slopes, must be landscaped.

#### 18.73.050 Amenity landscaping requirements Water Harvesting.

##### A. Specific Plan Landscape Requirements.

1. Scope. Amenity landscaping shall be provided for certain specific plans, development plans and land uses in addition to the screening requirements of STC 18.73.040. For example, amenity landscaping can be required as a condition of rezoning, as a requirement of cluster option approval or other action of the design review committee (Historic, Campus Park Industrial, Rural Village Center, Major Resort, Scenic

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Routes, etc.), or for Hillside Development Zone revegetation compliance. Buffer areas provided to satisfy screening requirements may be used to reduce site gross area in calculating the amenity landscaping for these land uses. Where amenity landscaping is required or used, but is not determined by parking area calculations, the area, type, density and height of the amenity landscaping shall be approved by the specific review body assigned the review function (e.g., design review committee, subdivision and development review committee).

**B. Parking Area Amenity Landscape Requirements.**

1. Scope: Any development that requires 10 or more parking spaces (except for single-family dwellings where all parking is contained within structures or carports on individual, subdivided lots);
2. Standard. An area equal to at least 10 percent of the gross parking area shall be devoted to amenity landscaping. Required buffer areas may be subtracted from the gross parcel area in order to determine the gross parking area for purposes of landscaping calculations only;
3. Amenity Options. The 10 percent requirement may be satisfied with the use of combinations of the following elements:
  - a. Pedestrian median walkways within parking lots;
  - b. Twenty-five percent of the area of standard nondecorative concrete sidewalks on site;
  - c. One hundred percent of the area of decorative sidewalks (embossed concrete, exposed aggregate, tile, brick, etc.) on site;
  - d. Landscaped traffic islands, planters or medians within parking areas;
  - e. Interior project landscaping, such as building foundation planting, planters, mini-oases, landscaped entryways and assembly areas, sculpture gardens, fountains, demonstration gardens, and
  - f. Courts, ramadas and covered walkways;
4. For additional requirements, refer to Chapter 18.75 STC (Off-Street Parking and Loading Standards). [Ord. 1995-06 § 2.]
  - A. Both active and passive rainwater systems are permitted. Passive systems are required.
  - B. All passive rainwater harvesting areas shall be vegetated.
  - C. Water harvesting infiltration areas shall be designed so that water infiltrates into soil within 12 hours.
  - D. There is not a minimum required volume of rainwater harvesting; however passive rainwater systems must be included in the design of the site and shown on the landscape plan.
  - E. All bufferyards and common areas should include some form of rainwater harvesting where feasible
  - F. Rainwater harvesting depressions shall be placed at least 10 feet from the foundations of buildings and walls.
  - G. Parking lot landscape islands shall be designed to harvest rainwater through the use of curb cuts and depressed landscape islands.

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**18.73.060 Landscape plan requirements.**

- A. Submittal and approval of a landscape plan shall be required prior to approval of a development plan, final plat or the issuance of building permits where no development plans are required. All landscape plans shall be sealed by a registered landscape architect.
- B. Landscape plans shall include the following:
  1. North arrow, numeric scale, bar scale, project name and number, name and address of preparer, property lines and project limits, topographic lines and elevations;
  2. Identification of areas that require materials for screening, buffering and landscaping, and the abutting uses protected or screened;
  3. The screening area in square feet; Length and width of required bufferyards
  4. Identification of amenity landscaping areas and the square footage provided;
  5. Graphic representation of all landscape elements, including significant existing, preserved, relocated and introduced plant materials, inorganic groundcovers, architectural features and their functions;
  6. A plant list and legend, indicating the scientific and common name of each plant, plant size at time of planting, mature plant size, location and symbol and whether preserved, transplanted or introduced;
  7. A design concept statement, plan notes or sketches that explain:
    - a. Plant selection,
    - b. Environmental zone and mini-oasis concepts, and where applicable,
    - c. Irrigation: Groundwater, effluent and stormwater runoff detention and use, -
    - d. Site grading and how it benefits landscaping,

- e. Use of groundcovers, both organic and inorganic, and
- f. Use or disposal of existing, on-site vegetation and a statement indicating compliance with

ARS 3-904;

g. Irrigation system, maintenance and regular water schedule details.

87. If the plan is a phase or portion of an overall landscape plan the following shall apply:

- a. Boundary limits of the phase must be clearly noted on a copy of the overall plan,
- b. Plant selection and design must conform to the overall plan

c. A statement shall be provided describing whether any disturbance will occur to future phase landscape areas and if so how these disturbances will be mitigated prior to their being landscaped as part of a future phase. {Ord. 1995-06 § 2.}

**18.73.070 – Landscape plan review and appeal.**

A. Submittal.

1. Prior to the submittal of a landscape plan, the ~~petitioner applicant~~ should consult with ~~the department of planning and zoning~~ concerning specific submittal requirements.

2. Landscape plans shall be submitted to ~~the office of the subdivision coordinator~~ planning and zoning for further processing.

a. Copies required:

- (1) ~~Four~~ Three for tentative plats, final plats or development plans;
- (2) One per each cluster option plan (reference STC 18.09.040);
- (3) As determined during preliminary consultation for all other plan submittals.

3. ~~Within 10 working days of plan submittal, the planning and zoning department shall notify the petitioner in writing as to any further requirements or amendments necessary for final approval. The submittal will be checked by planning and zoning for completeness. If found to be incomplete as to the requirements set forth in this title, the submittal will be rejected and the applicant notified within 5 working days of the date the plans were received.~~

B. Landscape Plan Review.

1. ~~The planning~~ Planning and zoning ~~department~~ shall review the landscape plan for compliance with all code and special requirements.

2. The ~~petitioner applicant~~ shall resubmit any revised plans for final compliance review. ~~A written decision will be provided the petitioner within five working days of resubmittal.~~

3. Any change to the underlying development plan or subdivision plat may require resubmittal of a new or revised landscape plan as determined by the planning director.

C. All landscaping shall be completed ~~within six months of programmed building construction prior to receiving a certificate of occupancy.~~ If a project is developed in phases, ~~or is a lot sale project,~~ landscaping and screening requirements shall be completed in sequence with phased development. The ~~director of planning and zoning department~~ planning and zoning director may authorize or require the use of assurances in accordance with STC 18.69.070 for phased development ~~and~~ and delayed construction projects, ~~or to accommodate petitioners requesting to postpone installation of buffer yards along property lines that abut vacant, undeveloped property.~~

D. Appeals. Appeals to the decisions or requirements of ~~the~~ planning and zoning ~~department~~ may be directed, in writing by the petitioner or other affected individuals, to ~~the design review committee~~ planning and zoning. The appeal must be made within 15 working days of the date of the departmental decision. ~~Within 10 working days of receipt of the written appeal, the planning and zoning director may meet with the petitioner to discuss the appeal and request additional information deemed necessary. Once the petitioner has provided adequate information a public hearing will be scheduled before the board of adjustment in accordance with STC 18.93. {Ord. 1995-06 § 2.}~~

**18.73.080 – Maintenance provisions.**

A. Maintenance of ~~approved~~ landscaping shall consist of:

- 1. ~~regular~~ Regular watering until plants are fully established and capable of surviving without irrigation,
- 2. ~~pruning~~ Pruning to allow for maximum shading while preventing obstruction into walkways and drive aisles,

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~~3. fertilizing, clearing of debris and weeds, the removal~~ Removal and replacement of dead plants with an equivalent species and size within 30 days

~~4. and the repair and replacement of irrigation systems and architectural features.~~ Clearing of debris and weeds

~~5. Repair and replacement of irrigation systems as necessary~~

~~6. Repair of architectural features~~

~~7. Check and ensure that all water catchment areas for water harvesting are properly maintained.~~

B. Maintenance Assurances. The final approval of any subdivision plat or development plan that includes an approved final landscaping plan shall require covenants or assurances which:

1. Ensure the continued maintenance of required landscaping, buffering and associated irrigation systems; and

2. Assign the responsibility of maintenance to the property owner or agent, a homeowners' association or other liable entity.

C. Compliance. ~~Town staff~~ Planning and development services department personnel, qualified in landscape architectural review will periodically spot-inspect landscape installations for compliance with this chapter and approved landscape plans. [Ord. 1995-06 § 2.]

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