

ARTICLE X. LANDSCAPING REQUIREMENTS*

***Editor's note:** Ord. No. 2818, § 1, adopted Oct. 17, 1995, repealed former art. X, §§ 10.100--10.104, which pertained to validity, and added a new art. X to read as herein set out.

Sec. 10.100. PURPOSE.

The purpose of this ordinance is to provide standards and requirements for the installation of landscaping for all new and expanded development within the city in order to promote the general welfare of the community; to effectuate attractive and logical development; to aid in the enhancement of property values; to create an attractive appearance along city street; to complement the visual effect of buildings; to provide buffers between various land uses and protection from intense activities; and to aid in conserving water by encouraging the use of varieties of plants, trees and shrubs indigenous to arid regions which are characterized by low-water consumption. The standards and regulations of this ordinance shall be held to be the minimum requirements necessary for the promotion of the foregoing objectives of this ordinance. The Development Review Board, upon hearing an application, may impose such reasonable conditions as it may deem necessary in order to fully carry out the provisions and intent of this ordinance.

(Ord. No. 2818, § 1, 10-17-95)

Sec. 10.101. Scope of regulations.

The provisions of this ordinance shall apply to all development or construction, all building remodeling, alterations, additions, or expansions, and to all changes of occupancy in the use or development of land which requires the approval of a development site plan or subdivision plat by the city. Single-family residences and their accessories shall be exempt from the requirements of this ordinance.

(Ord. No. 2818, § 1, 10-17-95)

Sec. 10.102. Applicability.

For all development projects included in Section 10.101, preliminary and final landscape plans shall be prepared, submitted and approved in accordance with the standards, requirements and procedures set forth in this ordinance.

(Ord. No. 2818, § 1, 10-17-95)

Sec. 10.200. LANDSCAPE PLAN.

A landscape plan consisting of a preliminary plan and a final plan shall be prepared, submitted, and approved for all applicable development projects in accordance with the procedures and requirements set forth in this ordinance. All changes in preliminary or final landscape plans shall be subject to the approval of the city prior to installation. All changes in existing landscaping shall also be subject to the approval of the city.

A. *Preliminary landscape plan.* The preliminary landscape plan shall be reviewed and approved by the Development Review Board. The preliminary landscape plan shall be a conceptual plan and shall include the following information:

1. The location and identification of all proposed landscape area (on-site, street right-of-way, parking area, landscape buffers and others).
2. Preliminary summary data indicating the landscape area (in square feet) of on-site, right-of-way and parking lot landscaping.
3. The general location of existing and proposed trees, shrubs, cacti and other landscape materials and improvements.
4. Notes, tables, and/or graphic representations adequately showing the intent of the proposed plans, the quantity and size of the proposed plant materials and, if applicable, existing plant materials to be retained, and any other information indicating how those plans will comply with this ordinance.
5. The location of all proposed stormwater retention areas.

B. *Final landscape plan.* The final landscape plan shall be submitted along with all other required site improvement and building plans at the time of application for a building permit. The final landscape plan shall contain a specific schedule of all trees and shrubs identified by common and botanical name, and shall clearly indicate the quantity and size of each tree and shrub to be installed. The final landscape plan shall be in substantial conformance with the approved preliminary plan and any stipulated changes or additions. An irrigation plan shall also be provided indicating the layout and details of the irrigation system including the type and location of all materials utilized.

(Ord. No. 2818, § 1, 10-17-95)

Sec. 10.300. GENERAL PROVISIONS.

Sec. 10.301. Minimum size of plant materials.

Unless otherwise specified herein or as otherwise conditioned through zoning or development review, all trees shall be a minimum of fifteen (15) gallons in size and at least fifty (50) percent of those trees must be mature as defined in article III or larger size.

(Ord. No. 2818, § 1, 10-17-95)

Sec. 10.302. Natural topping of landscape areas.

A. All landscaped areas (except for approved hard surfaced walks and activity areas) shall be finished with a natural topping material which may include, but not be limited to the following: turf, groundcover, planting, decomposed granite (two (2) inch minimum depth), river run rock, expanded shale, or bark.

B. The use of turf shall be limited according to the provisions of Section 49-77 and 49-78 of the Scottsdale Revised Code within new nonresidential facilities including parks, schools, churches, resorts and golf courses.

C. The use of turf for new commercial and industrial users, and new single-family model homes shall be limited according to the provisions of Section 49-79 and 49-79.1 of the Scottsdale Revised Code.

(Ord. No. 2818, § 1, 10-17-95; Ord. No. 3225, § 1, 5-4-99)

Sec. 10.303. Irrigation standards.

A. All landscaped areas shall be supported by an automatic irrigation system. A backflow prevention assembly shall be provided according to standard details adopted by the city. All irrigation systems and landscaped areas shall be designed, constructed,

and maintained so as to promote water conservation and prevent water overflow or seepage into the street, sidewalk, or parking areas.

B. All approved revegetation of natural area open space as provided in Section 7.853.D.2 shall be irrigated with a temporary system or approved watering program which shall be terminated after a period of three (3) years or until the plant material has become established.

(Ord. No. 2818, § 1, 10-17-95; Ord. No. 3303, § 1, 3-21-00)

Sec. 10.304. Protection of plant materials.

The following shall be provided to protect plant materials:

A. Permanent containment barriers (concrete curbs or bumper guards) shall be installed and properly secured within or adjacent to all proposed parking areas and along all driveways and vehicular access ways to prevent the destruction of landscape materials by vehicles unless as otherwise approved by the Development Review Board.

B. Landscape plans shall demonstrate the methods utilized to preserve native plant materials as required by Section 7.500 through Section 7.506.

C. Landscape plans shall demonstrate the methods utilized to preserve natural area open space in designated environmentally sensitive lands as required by Section 7.853.

(Ord. No. 2818, § 1, 10-17-95)

Sec. 10.305. Use of landscape areas for other purposes.

Unless otherwise specified herein, no part of any landscape area shall be used for any other use such as parking, signs, or display, except for required on-site retention areas or when such use is shown on the approved final landscape plan. Where permitted, vehicle display pads in landscaped areas shall provide permanent landscape planters fully integrated with the landscape design.

(Ord. No. 2818, § 1, 10-17-95)

Sec. 10.306. Street right-of-way landscaping.

The landscaping of all street rights-of-way contiguous within the proposed development site not used for street pavements, curbs, gutters, sidewalks, or driveways shall be required in addition to landscaped areas required in Section 10.400. Within subdivided property, street trees shall be provided as required by Section 48-118. Any landscape areas in the public right-of-way shall comply with the criteria of the Arizona Department of Water Resources.

(Ord. No. 2818, § 1, 10-17-95)

Sec. 10.307. Parking area landscaping.

Landscaping in parking areas for all applicable development projects shall be provided as required in Section 9.106.E. of article IX, parking and loading requirements.

Sec. 10.400. REQUIRED LANDSCAPE AREAS.

Sec. 10.401. General regulations.

All development projects covered by Section 10.101 hereof shall provide landscaping in all portions of the development site not required for buildings, structures, loading and vehicular access ways, streets, parking and utility areas, pedestrian walks and hard surfaced activity areas in accordance with the required landscape improvements of Sections 10.500 through 10.502. Subdivided property shall contain landscaping as required by Section 48-118 of the Scottsdale Revised Code.

(Ord. No. 2818, § 1, 10-17-95)

Sec. 10.402. Additional requirements by zoning district.

The following shall also be provided as part of the minimum required landscaped area:

A. Medium density residential zoning districts.

1. For all development within the (R-3) medium density residential [district] a landscaped area not more than thirty-five (35) feet in depth from any street frontage property line.

2. For all development within the (R-4) townhouse residential district one (1) of the required trees per lot shall be placed in commonly held and maintained landscaping area between the lot and any drive or street that services the lot.

B. Resort and multiple-family zoning districts.

1. For all development within the (R-4R) resort district landscaping shall be determined by Development Review Board approval.

C. Industrial zoning districts.

1. For all development within the (I-1) industrial park district a landscaped area not less than thirty-five (35) feet in depth shall be provided in the front yard, except that parking may occur in the required thirty-five (35) foot landscaped area, provided that such parking is set back a minimum of twenty (20) feet from any street, and provided further that such parking is not visible from any street. On lots with more than one (1) street frontage there shall be a landscaped area not less than thirty-five (35) feet deep on all major streets and not less than twenty (20) feet deep on all minor streets.

2. The landscape requirements of this section shall not apply to the I-1 district within the taxilane safety area, as defined in Chapter 5 of the Scottsdale Revised Code. Such areas shall be hard surfaced activity areas.

3. For all development within the (I-G) light employment district all areas between a building and a street frontage, except for access drives and walks, shall be landscaped, unless special circumstances warrant approval as determined by use permit or Development Review Board approval. The landscaped area shall contain street trees as approved by the Development Review Board.

D. Commercial zoning districts.

1. For all development within the (C-S) regional shopping center district the required twenty-five (25) foot front yard shall be landscaped except for access drives and walks. Street trees shall be provided as part of the approved site plan.

2. For all development within the (C-1) neighborhood commercial district all portions of required front yards shall be landscaped except for access drives and walks. Street trees shall be provided as approved by the Development Review Board.

3. For all development within the (S-R) service residential, (C-2) central business, (C-3) highway commercial, (C-4) general commercial, (C-O) commercial office and (P.Co.C.) planned convenience center zoning districts a thirty-five (35) foot in depth landscape setting shall be maintained where parking occurs between a building and a street. The thirty-five (35) feet may be decreased to a minimum depth of twenty (20) feet if special circumstances warrant approval by use permit or Development Review Board. Special circumstances include the provision of depressed parking and/or a wall and berming. The landscape area shall include street trees as approved by the Development Review Board.

4. For all development within the (S-S) support services district all areas between a building and a street frontage, except for access drives and walks, shall be landscaped. The landscaped area shall contain street trees as approved by the Development Review Board.

5. For all development within the (WP) western theme park district the required frontage open space shall include native desert plant materials or street trees as approved by the Development Review Board.

E. *Other zoning districts.*

1. For all development within the (PCP) planned commerce park district, the required landscape area shall be shown on the required landscaping and buffers master plan which is subject to the approval of the Development Review Board. A landscaped area a minimum of forty (40) feet in depth shall be provided between any parking area and the planned right-of-way line.

(Ord. No. 2818, § 1, 10-17-95; Ord. No. 3274, § 3, 12-7-99)

Sec. 10.500. REQUIRED LANDSCAPE IMPROVEMENTS.

The following shall be provided as the minimum required landscape improvements.

(Ord. No. 2818, § 1, 10-17-95)

Sec. 10.501. General regulations.

A. Landscape areas in decomposed granite or similar material shall not exceed more than seven (7) feet in any one (1) direction as measured between plants or plant canopies.

B. Unless otherwise specified herein, all trees shall be fifteen (15) gallon minimum size and at least fifty (50) percent of those trees must be mature as defined in article III of the zoning ordinance.

C. All plant material utilized for screening of parking, refuse, service and utility areas shall be a minimum five-gallon can size at a maximum four (4) feet on center spacing.

D. Mass planting of shrubs and ground covers adjacent to city street right-of-way and adjacent to all residential districts shall have a minimum five-gallon can size for shrubs and a minimum one-gallon can size for ground covers at a maximum four (4) feet on center spacing, or a size and spacing as approved by the Zoning Administrator.

E. Landscaping shall be designed and maintained in accordance with the height, location and sight visibility requirements as set forth in Section 7.104.

(Ord. No. 2818, § 1, 10-17-95)

Sec. 10.502. Additional requirements by zoning district.

A. *Medium density residential zoning districts.*

1. For development in the (R-3) medium density district and (R-4) townhouse residential district a minimum of three (3) trees per dwelling unit shall be provided with at least fifty (50) percent of which shall be mature.

2. For development in the (R-4) townhouse residential district one (1) of the required trees per lot shall be placed in commonly held and maintained landscaping areas between the lot and any drive or street that services the lot.

B. *Resort and multiple-family residential zoning districts.*

1. For resort, hotel, motel and multiple-family developments in the (R-4R) resort district landscaping shall be determined by Development Review Board approval.

2. For uses in the R-5 district that are not density based a minimum of one and one-half (1 1/2) trees, one-inch caliper minimum size, shall be provided per each nine hundred (900) square feet of required open space. Main land uses that are not density based shall provide a minimum of forty (40) percent of the tree requirement in mature trees.

3. Uses in the R-5 district that are density based shall provided a minimum of one and one-half (1 1/2) trees one and one-half (1 1/2) caliper minimum size per dwelling or

guest unit. Main land uses that are density based shall provide mature trees based on the number of dwelling or guest units per acre in the minimum percentages required by Section 5.1004D.

C. Industrial zoning districts.

1. For all development within the (I-1) industrial park district landscaping requirements shall not apply within the taxilane safety area, as defined in Chapter 5 of the Scottsdale Revised Code.

2. For all development within the (I-G) light employment district a minimum of one (1) tree per four hundred (400) square feet of required open space shall be provided. However, within the total number of trees required; those within the landscape buffer shall be provided at a rate of one (1) tree per five hundred (500) square feet. Fifty (50) percent of the tree requirement shall be provided in mature trees with a twenty-four (24) inch box minimum.

D. Commercial zoning districts.

1. For all development within the S-R service residential district a minimum of one (1) tree shall be provided per five hundred (500) square feet of required open space. Fifty (50) percent of the tree requirement shall be provided in mature trees.

(Ord. No. 2818, § 1, 10-17-95; Ord. No. 3274, § 4, 12-7-99)

Sec. 10.600. LANDSCAPE BUFFERS.

Sec. 10.601. General regulations.

Within the required yards of all zoning districts other than single-family, landscape buffers shall be provided as specified below. Landscape buffer areas shall be improved with a minimum of fifty (50) percent of all trees sized as mature as defined in article III.

(Ord. No. 2818, § 1, 10-17-95)

Sec. 10.602. Additional requirements by zoning district.

The following shall be provided landscape buffers:

A. Resort and multiple-family zoning districts.

1. For all development within the (R-4R) resort district which abuts a single-family residential district, a landscape buffer a minimum of ten (10) feet wide shall be planted and maintained along the abutting lot line.

2. For all development within the (R-5) multiple-family residential district a fifteen (15) foot wide landscape buffer shall be maintained wherever a R-5 development abuts a R-1, R-2, R-3, R-4, R-4R, or M-H district or an alley abutting any of those districts.

B. Industrial zoning districts.

1. For all development within the (I-1) industrial park district a landscape buffer of thirty (30) feet shall be maintained adjacent to all residential districts. In addition to the required buffer there shall be a six (6) foot wall or approved landscape screen on the rear and side property lines that are adjacent to any residential district.

2. For all development within the (I-G) light employment district when adjacent to a R-1 district, a landscape buffer of twenty-five (25) feet shall be included within the fifty (50) foot building setback. When adjacent to any residential district other than R-1, a landscape buffer of fifteen (15) feet shall be included within the twenty-five (25) foot building setback. In addition to the required landscape buffer, a six (6) foot wall and approved landscape screen shall be located on the rear and side property lines that are adjacent to any residential district.

C. Commercial zoning districts.

1. For all development in the (S-R) service residential district a fifteen (15) foot wide landscape buffer shall be maintained wherever a S-R development abuts a R-1, R-2, R-3, R-4, R-4R, or M-H district or an alley abutting any of those districts.
2. For all development within the (C-S) regional shopping center district, (C-1) neighborhood commercial district, (C-2) central business district, (C-3) highway commercial district, (C-4) general commercial district, (S-S) support services district, (C-O) commercial office district, (P.R.C.) planned regional center, (P.Co.C.) planned convenience center and (PCP) planned commerce park district a six (6) foot high masonry wall or landscape screen as approved by the Development Review Board may substitute for the required ten (10) foot wide landscape buffer on the rear and side property lines adjacent to any residential district. In addition, for all development within the (PCP) planned commercial park district a landscaping and buffers master plan is required as provided in Section 5.4002.
3. For all development within the (P.N.C.) planned neighborhood center and (P.C.C.) planned community center a fifteen (15) foot landscape buffer shall be located in the required side and rear yards along the property lines where any such zoned property abuts any residential district or an alley adjacent to a residential district. In addition to the required buffer there shall be a six (6) foot high masonry wall and an approved landscape screen on the rear and side property lines that are adjacent to any residential districts.

D. Other zoning districts.

1. For all development within the (O-S) open space zone a landscape buffer a minimum of thirty (30) feet shall be maintained between all buildings and all adjacent residential districts.

(Ord. No. 2818, § 1, 10-17-95)

Sec. 10.700. REQUIRED LANDSCAPE MAINTENANCE.

The required maintenance of landscape areas shall include the following provisions:

- A. The landscape areas on-site as well as in the right-of-way, shall be maintained by the owner or owner's association (should the property be subdivided), or the lease of the site. Any areas designated and intended for the purposes of on-site stormwater retention shall be maintained and reserved for that specific purpose. Any alteration or deterioration of those areas shall be considered a violation of this and any applicable ordinance. No person shall strip, excavate or remove top soil nor shall they temporarily store soil on a site, except in accordance with approved plans to accommodate an approved building, building addition or facilitate necessary and approved site improvements.
- B. Any plant material that does not survive shall be replaced upon its demise or removal.
- C. Replacement of landscape material shall be of like size as that which was removed or destroyed, or which did not survive.
- D. Landscaping and irrigation systems shall be maintained in accordance with the approved site and/or landscape plan. Plant material shall not be severely pruned such that the natural growth pattern or characteristic form are significantly altered.
- E. All landscape areas and material shall be maintained in a health, neat, clean, weed-free condition.
- F. Modifications and/or removal of existing landscaping shall require prior approval by the Planning and Development Department.

(Ord. No. 2818, § 1, 10-17-95)