

## **YUBA COUNTY LANDSCAPING ORDINANCE**



### **12.87.010 Findings**

Whenever large numbers of people are closely grouped together in an urban environment, numerous landscape decisions must be made to accommodate their specific needs. The location, quantity, and type of landscaping have a significant influence upon a community's appearance, property values and welfare, and a resultant effect upon a viewer's perception of the community. Failure to regulate landscaping adversely affects the public health, safety and general welfare. (#1037)

### **12.87.015 Purpose**

- (1) To create an aesthetically pleasing boundary between residential, commercial and industrial uses and roadways.
- (2) To provide information so that plant materials can be appropriately selected and properly used.
- (3) To promote and encourage development of an attractive, aesthetically pleasing environment.
- (4) To screen undesirable views and help define and organize public and private spaces.
- (5) To improve the air quality by replenishing oxygen and reducing smog.
- (6) To conserve energy by shading homes, commercial and industrial buildings, roads, and parking lots.
- (7) To improve property values by improving the appearance of the community.
- (8) To promote business and industry by improving image and public acceptance. (#1037)

### **12.87.020 Definitions**

- (1) GROUND COVER shall mean a planting of low plants that cover ground and shall include but not be limited to those species listed in Section 12.87.070 of this Chapter.
- (2) LIST OF TREES or APPROVED LIST OF TREES shall mean those trees listed in Section 12.87.065 of this Chapter.
- (3) PLANT MATERIALS shall mean trees, shrubs, hedges, ground cover, lawn or any other similar living material.
- (4) SCREEN TREES, SHADE TREES OR CANOPY TREES shall mean those trees listed in Section 12.87.065 of this Chapter.
- (5) SHRUB shall mean a densely branched wood plant and shall include but not be limited to those species listed in Section 12.87.070 of this Chapter. (#1037)

### **12.87.025 General Provisions and Exemptions**

- (1) The landscape requirements of this Section shall be applied so that:

- (a) All new development shall provide landscaping, shading and screening as specified in the applicable zone district;
- (b) All expansion of floor area or change of use in an existing development on property containing less than five (5) acres which requires additional parking shall provide landscaping, shading and screening for such additional parking area as specified in the applicable zone district; and
- (c) All expansion of floor area or change of use in an existing development on property containing five (5) acres or more shall provide landscaping, shading and screening as specified in the applicable zone district.

(2) The landscape requirements of this Chapter shall be applied to R-1 (Single Family Residential), R-2 (Medium Density Residential), R-3 (High Density Residential), and M-3 (Light Industrial) districts; to any commercial or industrial use in the A/RR (Agricultural/Rural Residential), AE (Exclusive Agriculture) RC (Rural Commercial) or RPZ (Resource Preservation) districts; and to all subzones within any SP (Specific Plan) zone. (#1037 as amended by #1077 and 1103)

### **12.87.030 Basic Landscaping Standards**

- (1) Trees shall be provided in all applicable zoning districts as follows:
- (2) Trees shall be planted away from public sidewalks or individual driveways in accordance with the setback requirements specified in Section 12.87.065.
- (3) Existing healthy trees on the site shall be maintained whenever possible and may be used in lieu of planting new trees.
- (4) All plant materials shall be maintained by property owners and shall be free from physical damage or injury arising from lack of water, chemical damage, insects, and diseases. Plant materials showing such damage shall be replaced by the same species or similar tree from the list of trees. Planting areas shall be kept free from weeds, debris, and undesirable materials which may be detrimental to safety, drainage or appearance.
- (5) Trees, shrubs, hedges, and other plant material shall be maintained so as not to create sight hazard as determined by the Director of Public Works.
- (6) Where decorative walls are required or permitted adjacent to street right-of-way, such walls shall be set at least five (5) feet from the right-of-way line and the area adjacent to the wall shall be landscaped with live material as specified in the applicable district.
- (7) All trash collection points and loading areas shall be screened from view from adjacent streets or highway by decorative walls or dense landscaping
- (8) All live planting materials shall be irrigated. (#1037)

### **12.87.035 Additional Landscaping Standards by Zoning District**

The landscape requirements of this Section shall be applied as follows:

- (1) Single-family Residential Districts:

(a) At least one (1) deciduous street tree from the approved list of trees shall be planted in an irrigated and landscaped area located in each front and side yard adjacent to the sidewalk for each forty (40) feet of street frontage prior to the issuance of the final Certificate of Occupancy. Said landscaping and street trees shall be planted in eight (8) foot wide parkway strips located in each front and street side yard when detached sidewalks are provided pursuant to Section 12.35.120(1).

(b) Front yard landscaping consisting of trees, shrubs, hedges, ground cover, lawn or any other similar living material shall be planted in an irrigated area prior to the issuance of the final inspection by the Building Official.

(2) Multi-family Residential Districts (less than 4 units):

(a) At least one (1) deciduous street tree from the approved list of trees planted in an irrigated and landscaped area located in each front and street side yard adjacent to the sidewalks for each forty (40) feet of street frontage prior to the issuance of the final inspection by the Building Official. Said landscaping and street trees shall be planted in eight (8) foot wide parkway strips located in each front and street side yard when detached sidewalks are provided pursuant to Section 12.40.170(1).

(b) Required landscaping shall include varied tree and plant species. Not more than twenty-five (25) percent of the landscaped area may be covered with hard surfaces such as gravel, landscaping rock, concrete or other impervious materials.

(c) For any non-residential development, a planter at least five (5) feet wide, excluding curbing, shall be provided adjacent to properties with a residential use. Within this planter screen trees from the approved list shall be planted with thirty (30) foot spacing in combination with other plant materials to provide a dense visual screen.

(3) Multi-family Residential (4 or more units), Commercial, Industrial and Business Professional Districts:

Planters containing live landscaping shall be provided in accordance with the following regulations:

(a) A perimeter planter at least five (5) feet wide, excluding curbing, shall be provided adjacent to street rights-of-way. In addition, any area within the street right-of-way between the edge of the sidewalk or road shoulder and outer edge of the right-of-way shall be developed as a planter or landscaped area in conjunction with the required five (5) foot area above, unless the requirement is waived by the Public Works Director or his designee. The planter shall be increased to provide an eight (8) foot deep, seven (7) foot wide area, excluding curbing for tree planting. Within this planter, trees from the approved list shall be planted with a maximum forty (40) foot spacing, at least five (5) feet but not further than ten (10) feet from the back of the sidewalk or road shoulder in accordance with the setback requirements specified in Section 12.87.065. Shrubs and ground cover shall also be installed within the planter. Nothing in the Section shall preclude the installation of additional landscaping and the planting of additional listed trees so long as it is consistent with the visibility regulations.

(b) A planter at least five (5) feet wide, excluding curbing, shall be provided adjacent to properties with a residential use. Screen trees from the approved list shall be planted within this planter, with a thirty (30) foot spacing and in combination with other plants to provide a dense visual screen.

(c) All landscaping shall be within planters bounded by a curb at least six (6) inches high, except adjacent to sidewalks, property lines or fences. No planter shall be smaller than twenty-five (25) square feet, excluding curbing. Each planter shall include an irrigation system.

(d) All required landscaped areas shall be designed so that plant materials, at maturity, are protected from vehicle damage or encroachment for a minimum of three (3) feet from the back of the curb or wheel stop where vehicle overhang is permitted.

(e) Not more than twenty-five percent of the planter or landscaped area may be covered with hard surfaces such as gravel, landscaping rock, concrete, or other impervious materials. Bus shelters are excluded from this limitation.

(f) Landscaping shall not obstruct a driver's vision of vehicle and pedestrian cross traffic. Within fifteen (15) feet of any driveway opening and at the end of aisles, all mature trees shall have a seven (7) foot foliage clearance between the ground and the lower limbs and other plant materials shall not exceed thirty (30) inches in height.

(g) Varied tree and plant species shall be used throughout the parking lot. No one species shall comprise more than seventy-five (75) percent of the plantings within each of the following categories: Shade tree, screen tree, shrub.

(4) Agricultural Exclusive, Agricultural/Rural Residential, Rural Commercial and Resource Preserve Districts (Commercial and Industrial Use):

(a) For parking lots abutting public roads, a minimum five foot deep landscape planter shall be installed abutting the right-of-way, except where driveways are installed. Within the planter there shall be at least one (1) tree planted in an irrigated and landscaped area for each forty (40) feet of street frontage.

(b) Required landscaping shall include varied tree and plant species. Not more than twenty-five (25) percent of the landscaped area may be covered with hard surfaces such as gravel, landscaping rock, concrete or other impervious materials.

(c) A planter at least five (5) feet wide, excluding curbing, shall be provided adjacent to any neighboring residential use. Within this planter, screen trees shall be planted in combination with other plant materials to provide a dense visual screen.

(d) Varied tree and plant species shall be used throughout the parking lot. No one species shall comprise more than seventy-five (75) percent of the plantings within each of the following categories: Shade tree, screen tree, shrub. (#1037 as amended by #1077, #1103 and #1130)

#### **12.87.040 Shading Requirements**

(1) On properties zoned R-2, R-3, C, M-1 and M-3 and for any multi-family residential, commercial or industrial use on properties zoned AE, A,RR, RC SP, or RPZ, planters containing live landscaping shall be provided adjacent to and within parking areas in accordance with the following regulations:

(a) In addition to yard landscaping, parking lots of five (5) spaces or more shall provide landscaped areas in the interior of the parking lot covering a percentage of the total parking area as follows:

PARKING LOT LANDSCAPING COVERAGE	
5 - 24 SPACES	5.0 % MINIMUM
25 – 49 SPACES	7.5% MINIMUM
50+ SPACES	10.0% MINIMUM

(b) Parking lot landscaping shall include shade trees, from the approved list, places so as to cover a percentage of the total parking area with tree canopies within fifteen (15) years of planting, as follows:

PARKING LOT SHADE COVERAGE	
5 - 24 SPACES	30 % MINIMUM
25 + SPACES	40 % MINIMUM

(2) Tree coverage shall be determined by the approximate crown diameter of each tree at 15 years as estimated on the approved tree list or other authoritative source. Trees shall be a minimum fifteen (15) gallon size at planting. Total parking area, as used for landscaping and shading requirements, shall be measured between lines drawn five (5) feet outside of the paved areas used for parking and maneuvering area, but not including access ways. Shading requirements can partially be met by perimeter or yard trees insofar as such trees actually shade such total parking area. (#1037 as amended by #1077 and #1103)

**12.87.045 Completion of Landscape Requirements**

Provisions of landscaping to meet the requirements of this chapter shall be deemed to have been satisfied if any one of the following exists:

(1) All of the required landscaping is installed in conformance with the requirements and standards;  
or

(2) A surety in any amount equal to the estimated cost of landscaping including materials and installation, is on file with the County which guarantees that the required landscaping shall be installed within one hundred twenty (120) days of issuance of a certificate of occupancy and an agreement is filed with the County to assure completion of the landscaping within such time. The surety may take the form of a cash deposit, letter of credit or bond which together with the agreement, would provide for payment to the County of any costs incurred in contracting for completion of the required landscaping. (#1037)

**12.87.050 Landscaping Plan Required**

A landscaping plan (see Exhibit A) shall be submitted to the Department of Planning and Building Services for review and approval prior to the issuance of building permits. The plan shall be drawn to scale and include the landscaping information as follows:

(1) GENERAL - Property lines, easements, adjacent streets, buildings, parking spaces, irrigation system and lighting shall be shown.

(2) LIST OF PLANTING MATERIALS - The materials list shall include type, size, quantity and location of each tree, shrub, and ground cover.

(3) STREET TREES - Trees that are to be planted along the street shall be shown using any convenient symbolism and notation.

(4) PARKING LOT SHADING - Trees used for parking lot shading shall be shown using the trees' 15-year crown diameter.

(5) LANDSCAPED AREAS AND PLANTERS - Planting material should be drawn as close to mature size as possible. (#1037)

#### **12.87.55 Enforcement**

Enforcement of the provision of this ordinance shall be the responsibility of the Planning and Building director or his designated representative. (#1037)