

Landscaping Standards and Guidelines: See sections 18.29.510-595

Street Facing Yard-Intent-The intent of the landscaping requirements for street-facing yards is to create a consistent landscaped area observed from the pedestrian sidewalk along all front and side streets; and to improve the aesthetics of buildings and streetscapes through the combined use of trees (as appropriate) and shrubs in street-facing yards.

-One Tree Equivalent (TE) is equal to a 2.5 inch caliper deciduous tree; or a six-foot tall coniferous tree.

-One Shrub Equivalent (SE) is equal to one large shrub (5 gal. container), two medium shrubs (2 gal. container); or four small shrubs (1 gal. container).

	Street Facing Yards-landscaping on front and corner yards.	Applies Y/N	Describe Compliance
c1	Standard: At least 50 percent of all areas of front yards that are not occupied by driveways, sidewalks, or patios shall be landscaped with living materials.		
c2	Standard: Except as provided in subsection c3., below, ornamental, or mid-sized trees shall be installed in street-facing yards as follows: <i>Lots with 25-41ft of lot frontage1 TE</i> <i>Lots with 41 ft of lot frontage or more..2 TE</i>		
c3	Standard: The tree-planting requirements of subsection c)2., above, do not apply where the applicant demonstrates that utility easements (including but not limited to overhead power lines), poor growing conditions due to building orientation or shade, or lack of space (due to building or porch disposition) would create a harmful condition or prevent healthy tree growth.		
c4	Standard: A minimum of one SE of plant material shall be installed for each 10 feet of primary street, side street, and common court frontage of the lot (as each may be present) between the building and the frontage.		
d1	Guideline: Irrigated turf grass should not be planted in yards (front and side) that are narrower than 4 feet. Layering of flowering bushes and perennials should be planted instead. Rock mulch, wood mulch, and ground covers are also suggested.		
d2	Guideline: A combination of ornamental trees, large shrubs, and small shrubs are recommended for street-facing yards (front and side) where there is sufficient space and appropriate conditions for their healthy growth.		
d3	Guideline: Where tree-planting is not applicable pursuant to subsection c3., layered shrub landscaping, including flowering shrubs, should be installed near the buildings along street-facing elevations; however, the center third of the buildings' facades should be kept clear from the shrubs.		

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Alleys & Shared Driveways-See Sections 18.29.560(4)

Intent- The intent of this subsection is to provide guidelines for alleys and shared driveways in order to improve their character and function.

	Alleys & Shared Driveways-landscaping guidelines	Applies Y/N	Describe Compliance
b1	Guideline: Landscape islands should be provided between head-in parking stalls.		
b2	Guideline: Narrow detached sidewalks (3 ft. in width) should be provided along the parking areas, and low shrubs should be installed behind car stops.		
b3	Guideline: To the extent practical, a diverse and layered landscape should be installed along alleys, including shade trees, small ornamental trees, upright shrubs, and low ground covers. However, plant selections and installation locations should prevent: A. Encroachments into the alleys that will interfere with their use; and B. Conflicts between trees and overhead or underground utilities.		
	Alleys & Shared Driveways-pavement and edges guidelines	Applies Y/N	Describe Compliance
c1	Guideline: Unnecessary pavement and hardscape on portions of the lot directly adjacent to the alley or shared driveways along the rear of several properties should be avoided.		
c2	Guideline: Pavement should be used only for the width of the garage door and gaps in pavement should be provided for planting when feasible.		
c3	Guideline: Use of straight concrete edge in lieu of regular curbs is encouraged, for it makes it easier to create landscape islands.		
c4	Guideline: The use of slotted curbs and standards is encouraged to facilitate water runoff.		