Screening and Water Conservation

- 2 specific issues relating to requirements for landscaping that may be installed on site
- Issues and solutions identified addressed
  - screening requirements for waste containers, and
  - implementation of water conservation efforts for non-residential landscape
- Complete list has been included to the agenda packet
- New terms were recommended for 1 specific issue

SBW.02 – Water conservation efforts for non-residential development

Issue:
Review current nonresidential landscaping requirements with regard to the city's water conservation efforts.

Background:
- City's water conservation standards include irrigation maintenance practices and additional landscape standards for residential property.
- City's UDC requires 50% of plant materials to be low water users
- Grassed areas are encouraged to be planted with drought resistant species

UDC Sections Affected:
8.06.020.C.3, 8.06.040.F, 11.02.020.A.7

Current Terms:
1. Grassed areas are encouraged to be planted with drought resistant species such as (but not limited to) Bermuda, Zoysia, or Buffalo.

2. 50% of plant materials must be low water users.

3. Solid sod shall be used in swales or on 3:1 or greater slopes or other areas subject to erosion.

4. Synthetic or artificial lawns or plants are not allowed.

SBW.02 – Water conservation efforts for non-residential development

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UDC Sections Affected:
8.06.020.C.3, 8.06.040.F, 11.02.020.A.7

Proposed Terms:

1. Continue to encourage grassed areas to be planted with drought resistant species such as (but not limited to) Bermuda, Zoysia, or Buffalo, when grassed areas are provided.

2. Continue to require a minimum of 50% of the total number of plant materials to be low water user plants.
   a. For every additional 10% of plants classified as low water users, an additional 1% of impervious cover, up to a maximum of 3%, may be granted.

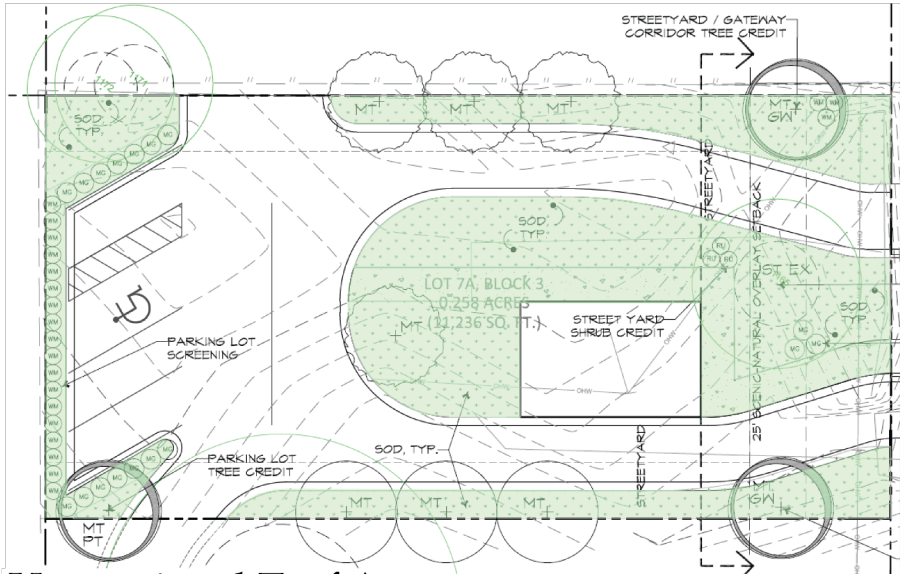
3. Continue to require solid sod in swales, and on 3:1 or greater slopes or other areas subject to erosion. For all other areas, sod shall be limited to the remaining percentage of plant material that are not low water user plants.
   a. Exemptions:
      i. Dog parks
      ii. Open recreational/common amenity areas
      iii. Park

SBW.02 – Water conservation efforts for non-residential development (Term 3)

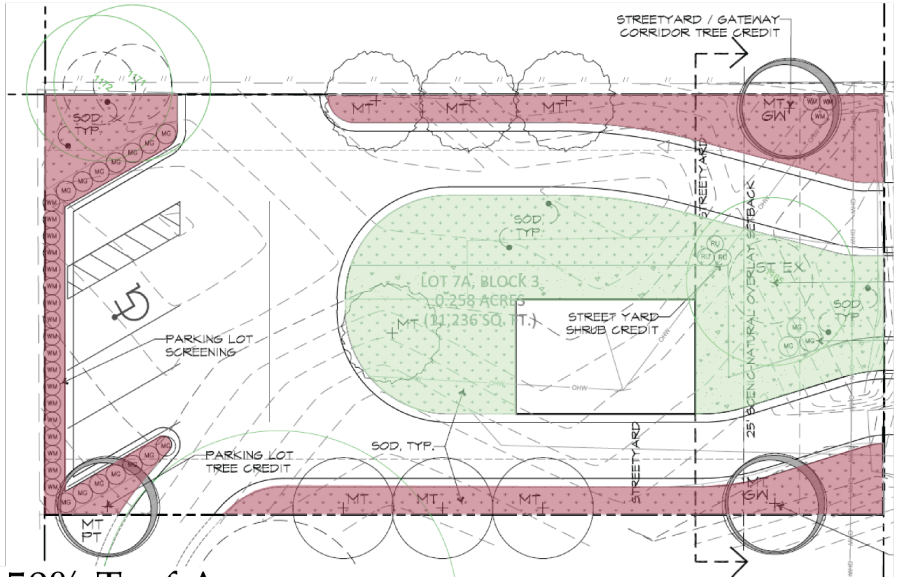
Project Breakdown:

- Required Landscape area
- 50% of landscape area for plant material
  - ✓ 50% ground cover or other low water plant material
  - ✓ 50% sod

SBW.02



Unrestricted Turf Area



50% Turf Area

KEY

Turf

Other Plant Material and Groundcover

Current allowable turf area includes all landscape areas on-site

Proposed allowable turf area at 50%, base on min. 50% low water plant material requirement

SBW.02 – Water conservation efforts for non-residential development

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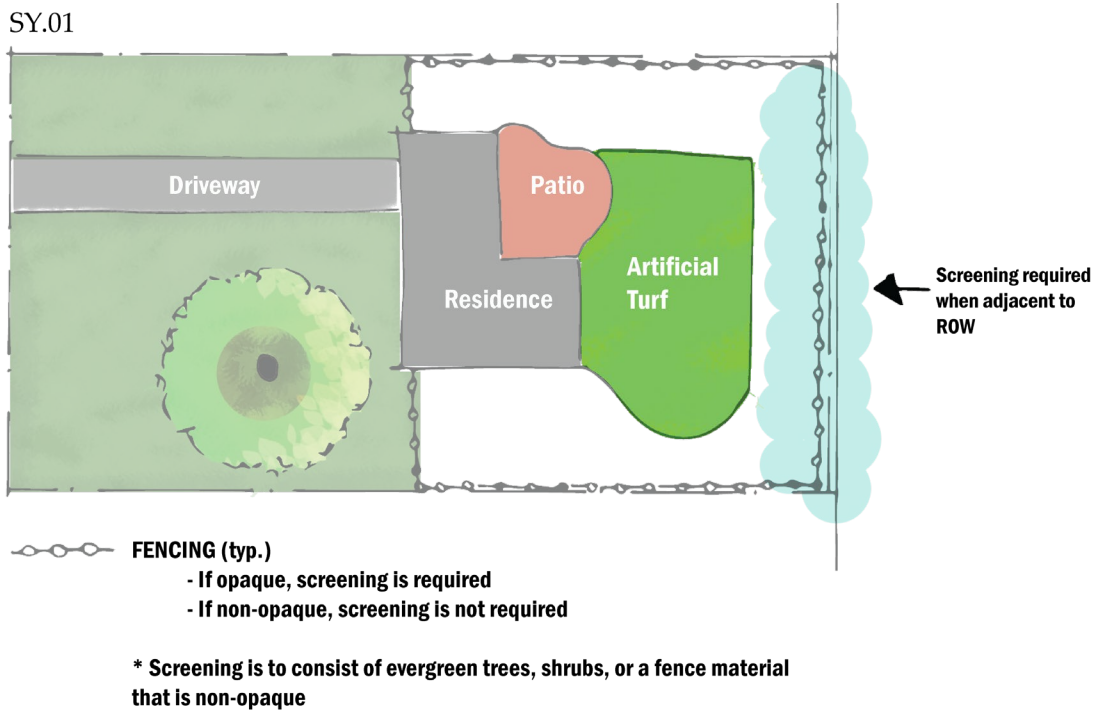
UDC Sections Affected:
8.06.020.C.3, 8.06.040.F, 11.02.020.A.7

Proposed Terms (continued):

4. Allow artificial turfs in areas screened from streets and adjacent properties, and in accordance with the impervious cover requirements of the project. Artificial turf shall be prohibited within required bufferyards and gateway landscape buffers.
   a. Include standards that define preferred artificial turf and maintenance requirements.