

**Screening and Water Conservation**

Issue No.	Issues	Current Terms	Proposed Terms	Relevant UDC Section(s)
SBW.01	Clarify screening requirements for alternative waste containers	Dumpsters are subject to locational and design standards including distance from property line, placement on reinforced concrete pads, screening materials, gate materials, and features to protect enclosures from truck operations.	Other waste and recycling container enclosures shall also be subject to the dumpster locational and design standards. Location of waste and recycling container enclosures shall also comply with the standards of the waste collection service provider.	8.04.070.D
SBW.02	Review current nonresidential landscaping requirements regarding the city's water conservation efforts	Grassed areas are encouraged to be planted with drought resistant species such as (but not limited to) Bermuda, Zoysia, or Buffalo. 50% of plant materials must be low water users. Solid sod shall be used in swales or on 3:1 or greater slopes or other areas subject to erosion. Synthetic or artificial lawns or plants are not allowed.	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. Continue to require a minimum of 50% of the total number of plant materials to be low water user plants. <ul style="list-style-type: none"> <li>• 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.</li> </ul> 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. <ul style="list-style-type: none"> <li>• Exemptions: dog parks; open recreational/common amenity areas; parkland</li> </ul> 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. <ul style="list-style-type: none"> <li>• Include standards that define preferred artificial turf and maintenance requirements.</li> </ul>	8.06.020.C.3, 8.06.040.F, 11.02.020.A.7