

**Street yards, Gateways and Parking**

Issue No.	Issues	Current Terms	Proposed Terms	Relevant UDC Section(s)
SY.01	Consider allowing the use of artificial turf for single-family residential	Artificial turf is not permitted in a single or two-family residential property.	Artificial turf, when proposed, shall be limited to the rear yard only. When the rear yard abuts a local or collector-level street, artificial turf shall be limited to the area screened from view from the adjacent right-of-way. Artificial turf shall be prohibited within an easement. Include standards that define preferred artificial turf. Artificial turf must comply with impervious cover limitations.	8.03.030; 8.06.020.C.3 and 8.06.040.F

Issue No.	Issues	Current Terms	Proposed Terms	Relevant UDC Section(s)																																
SY.02	Consider establishing different or alternative street yard requirements, particularly for projects with buildings at great distance from the road and/or phased projects.	<p>Street yard requirements are determined by 3 different street yard areas:</p> <table border="1" data-bbox="964 345 1620 735"> <thead> <tr> <th>Street yard Size (sq.ft)</th> <th>Landscape Area</th> <th># Trees</th> <th># Shrubs</th> </tr> </thead> <tbody> <tr> <td>&lt;50,000</td> <td>20%</td> <td>1 / 5,000 sq.ft.</td> <td>3 / 5,000 sq.ft.</td> </tr> <tr> <td>50,000 – 500,000</td> <td>20%</td> <td>10 for 1<sup>st</sup> 50,000 sq.ft. 1 / additional 10,000 sq.ft.</td> <td>30 for 1<sup>st</sup> 50,000 sq.ft. 3 / additional 10,000 sq.ft.</td> </tr> <tr> <td>&gt;500,000</td> <td>20%</td> <td>55 for 1<sup>st</sup> 500,000 sq.ft. 1 / additional 25,000 sq.ft.</td> <td>175 for 1<sup>st</sup> 500,000 sq.ft. 3 / additional 25,000 sq.ft.</td> </tr> </tbody> </table>	Street yard Size (sq.ft)	Landscape Area	# Trees	# Shrubs	<50,000	20%	1 / 5,000 sq.ft.	3 / 5,000 sq.ft.	50,000 – 500,000	20%	10 for 1 <sup>st</sup> 50,000 sq.ft. 1 / additional 10,000 sq.ft.	30 for 1 <sup>st</sup> 50,000 sq.ft. 3 / additional 10,000 sq.ft.	>500,000	20%	55 for 1 <sup>st</sup> 500,000 sq.ft. 1 / additional 25,000 sq.ft.	175 for 1 <sup>st</sup> 500,000 sq.ft. 3 / additional 25,000 sq.ft.	<p>Revise Street yard size thresholds to reflect sizes more commonly seen and updated planting requirements for each threshold</p> <table border="1" data-bbox="1704 380 2360 769"> <thead> <tr> <th>Street yard Size (sq.ft)</th> <th>Landscape Area</th> <th># Trees</th> <th># Shrubs</th> </tr> </thead> <tbody> <tr> <td>&lt;10,000</td> <td>20%</td> <td>1 / 2,500 sq.ft.</td> <td>3 / 2,500 sq.ft.</td> </tr> <tr> <td>10,000 – 100,000</td> <td>20%</td> <td>4 for 1<sup>st</sup> 10,000 sq.ft. 1.5 / additional 10,000 sq.ft.</td> <td>12 for 1<sup>st</sup> 10,000 sq.ft. 4 / additional 10,000 sq.ft.</td> </tr> <tr> <td>&gt;100,000</td> <td>20%</td> <td>18 for 1<sup>st</sup> 100,000 sq.ft. 2 / additional 20,000 sq.ft.</td> <td>48 for 1<sup>st</sup> 100,000 sq.ft. 5 / additional 20,000 sq.ft.</td> </tr> </tbody> </table> <p>Create a street yard planting percentage option that focus heaviest plantings near the ROW.</p> <ul style="list-style-type: none"> <li>Required for phased projects – to be completed in Phase 1</li> </ul> <p>Screening and Bufferyard plantings are still in addition to all other requirements.</p> <div data-bbox="1817 1052 2322 1289" style="border: 1px solid black; padding: 5px;"> <p>10% (<b>Low-level</b>) of street yard plantings located within 28 feet of building façade</p> <p>30% (<b>Mid-level</b>) of street yard plantings located between Low-level and High-level planting zone</p> <p>60% (<b>High-level</b>) of street yard plantings located between ROW &amp; Mid-level planting zone</p> </div>	Street yard Size (sq.ft)	Landscape Area	# Trees	# Shrubs	<10,000	20%	1 / 2,500 sq.ft.	3 / 2,500 sq.ft.	10,000 – 100,000	20%	4 for 1 <sup>st</sup> 10,000 sq.ft. 1.5 / additional 10,000 sq.ft.	12 for 1 <sup>st</sup> 10,000 sq.ft. 4 / additional 10,000 sq.ft.	>100,000	20%	18 for 1 <sup>st</sup> 100,000 sq.ft. 2 / additional 20,000 sq.ft.	48 for 1 <sup>st</sup> 100,000 sq.ft. 5 / additional 20,000 sq.ft.	8.04.030
Street yard Size (sq.ft)	Landscape Area	# Trees	# Shrubs																																	
<50,000	20%	1 / 5,000 sq.ft.	3 / 5,000 sq.ft.																																	
50,000 – 500,000	20%	10 for 1 <sup>st</sup> 50,000 sq.ft. 1 / additional 10,000 sq.ft.	30 for 1 <sup>st</sup> 50,000 sq.ft. 3 / additional 10,000 sq.ft.																																	
>500,000	20%	55 for 1 <sup>st</sup> 500,000 sq.ft. 1 / additional 25,000 sq.ft.	175 for 1 <sup>st</sup> 500,000 sq.ft. 3 / additional 25,000 sq.ft.																																	
Street yard Size (sq.ft)	Landscape Area	# Trees	# Shrubs																																	
<10,000	20%	1 / 2,500 sq.ft.	3 / 2,500 sq.ft.																																	
10,000 – 100,000	20%	4 for 1 <sup>st</sup> 10,000 sq.ft. 1.5 / additional 10,000 sq.ft.	12 for 1 <sup>st</sup> 10,000 sq.ft. 4 / additional 10,000 sq.ft.																																	
>100,000	20%	18 for 1 <sup>st</sup> 100,000 sq.ft. 2 / additional 20,000 sq.ft.	48 for 1 <sup>st</sup> 100,000 sq.ft. 5 / additional 20,000 sq.ft.																																	

Issue No.	Issues	Current Terms	Proposed Terms	Relevant UDC Section(s)
SY.03	Clarify the applicability of Gateway landscape requirements (and how these relate to other landscape requirements)	Gateway standards do not apply when another zoning overlay district exists. Gateway overlay districts boundary are determined by: - Right-of-way line of each applicable roadway - Centerline of the roadway when conflicting gateway overlay districts occur	Gateway standards shall apply when more stringent than the standard of any other overlay district Clean-up referenced code sections Gateway overlay boundaries extend up to a maximum depth of 100 feet from the edge on the right-of-way line on either side.	4.11, 8.04.050
SY.04	Clarify the applicability of landscape requirements for inventory lots related to an auto sales use	"Vehicle display and sales areas" are exempt from the parking lot landscape requirements.	Define "vehicle display and sales areas" as the area specifically reserved for the display and storage of vehicles actively for sale. These areas shall not include areas reserved for required parking spaces, parking of vehicles in service, or areas reserved for the storage of vehicles not actively for sale.	8.04.040.C
SY.05	Consider measures or alternatives to address conflicts between signage, utilities and easements, and landscape requirements	An Administrative Exception may be requested for an alternative Landscape design.	When required shade trees conflict with signage or utility easement, one or more of the following options may be proposed to meet the requirement: <ul style="list-style-type: none"> <li>• Ornamental trees, additional medium and small shrubs around monument signs may be used to meet required gateway shade trees at a ratio as defined below: <ul style="list-style-type: none"> <li>➤ 2 ornamental trees = 1 shade tree, <b>or</b></li> <li>➤ 1 ornamental tree and 20 small to medium shrubs = 1 shade tree, <b>or</b></li> </ul> </li> <li>• No more than 25% of the mature canopy size may encroach onto an easement, sign, or any other conflict point; <b>or</b></li> <li>• Gateway landscape buffer shall extend a minimum of 10 feet beyond any conflicting easement.</li> </ul>	8.06.030.D.6