

CHAPTER 21.XX
LANDSCAPING STANDARDS

Old Business # 2
Attachment 1

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21.46.010 Purpose.

Landscaping is an important element of overall site design and shall be designed to preserve the aesthetic character of the community, improve the aesthetic quality of the built environment, promote retention and protection of existing vegetation, and reduce the impacts of development on storm drainage systems and natural habitats. The landscape standards in this chapter are minimum requirements. The City encourages thoughtful consideration of how additional trees, shrubs, and plants can enhance a property and increase its value and beauty.

21.46.020 Applicability.

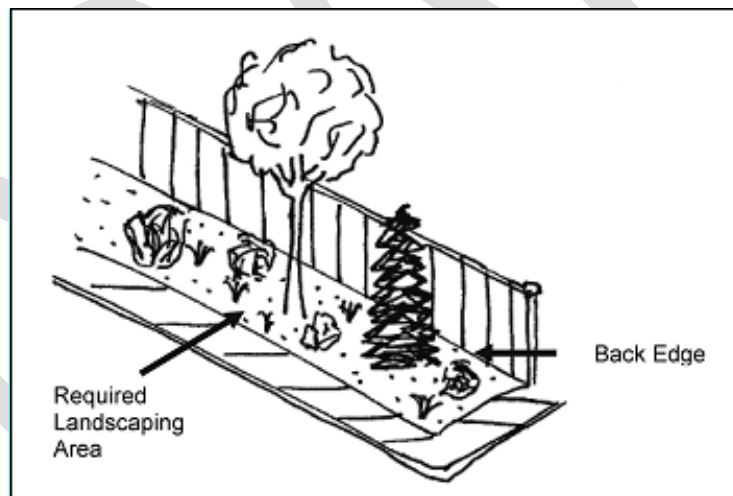
The following types of development are subject to the requirements of this chapter and shall be consistent with the landscaping standards contained herein:

- A. New multifamily residential construction
- B. New mixed use construction
- C. New commercial construction
- D. New industrial construction
- E. New institutional construction
- F. Parking lots
- G. Subdivisions
- H. Binding site plans; and
- I. Additions to existing buildings that require site plan approval shall comply with the landscaping standards to the greatest extent possible, as determined by the zoning administrator.

21.46.030 Landscaping Plans.

- A. Landscaping Plan Design Criteria.
 - 1. Preserve as much existing native vegetation as possible, with preference given to plant groupings. Fill in native vegetation with evergreen trees and shrubs in natural and random patterns where possible.
 - 2. Provide areas on-site for active and/or passive recreational purposes consistent with open space requirements in MMC 21.42, Design Standards.
 - 3. Provide separation between incompatible adjacent land uses or activities, and reduce the impact of wind, lighting, and noise and/or the perception of noise.
 - 4. Design landscaping to accommodate changes in design between adjacent sites, within a site, and from native vegetation areas.
 - 5. Design foundation plantings to create an effective change from public to private space and from the vertical to horizontal plane at building edges.

- 54 6. Design plantings to soften elevations, reduce the visual impact of less desirable development
 55 and/or structures such as large blank walls, retaining walls, dumpster areas, service areas, and
 56 large areas of pavement.
 57 7. Use plantings to highlight significant site features and to define site use areas and circulation
 58 corridors without interfering with the use of such areas. Examples include site and building
 59 entrances, pedestrian walkways, gathering areas, and plazas.
 60 8. Design landscaping to use plants and planting techniques that reduce water consumption.
 61 9. Plants shall be selected and arranged according to the following design criteria:
 62 a. Arrange plants in a composition that creates an overall unified and balanced design.
 63 b. Select a variety of plants providing interest, accent and contrast, using as many native
 64 species as possible.
 65 c. Select plants with an awareness of their growth requirements, tolerances, ultimate size,
 66 preferences for soil, climate and sun exposure, and negative impacts.
 67 e. Develop a planting design compatible with, and conforming to, the overall project design
 68 concept and adjoining properties.
 69 f. Provide plants of adequate size, in an appropriate quantity, and at a spacing, that fulfills
 70 the function and design objectives within the stipulated time.
 71 10. Landscaping shall be installed on private property adjacent to rights-of-way. Where there is
 72 right-of-way between the back of sidewalk or curb and the property line, landscaping shall be
 73 installed in that area by the adjacent developer in a complementary manner to the on site
 74 landscaping. Landscaping in the right-of-way shall not be used as part of minimum landscaping
 75 requirements or to meet perimeter landscaping requirements, except that trees planted in the
 76 right-of-way can be counted towards meeting tree requirements.
 77 11. If subdivision fencing is proposed, fences shall be constructed at the back edge of the
 78 required landscaping area or easement. Fences are not permitted within any landscaping area,
 79 tract, or easement.
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 82 **Fences shown at back edge of required landscaping area or easement**

- 83 12. If private homeowner fences are proposed, fences shall be constructed at the back edge of
 84 the required landscaping area tract or easement.
 85 13. The minimum size of any planting area shall be one hundred (100) square feet except where
 86 otherwise indicated, and no less than five feet in width or length.
 87 14. All areas maintained in a previous manner, which exceed the required landscape area must
 88 be seeded or otherwise planted to reduce erosion and stormwater runoff. The zoning
 89 administrator shall determine appropriate landscaping types for such areas based on the location
 90 and use of such areas.
 91 B. Landscaping Plan Approval.
 92 1. A development application submittal shall include a preliminary landscaping plan in
 93 compliance with the provisions of this chapter. A checklist prepared by the city sets out all

94 required items to be included on a landscape plan. A final landscape plan that is consistent with
 95 the preliminary plan, and is consistent with that checklist and with the conditions of approval, shall
 96 be submitted and approved prior to project permit approval or building permit issuance.
 97 2. Landscape plans for subdivisions, site plans, and other projects shall be prepared by a
 98 licensed landscape architect and stamped and signed by such professional.
 99 3. As determined by the zoning administrator, the city may use a licensed landscape architect to
 100 perform peer review of submitted landscape plans. The costs of such review shall be paid by the
 101 developer.

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 103 **21.46.040 Minimum Landscaping Area Requirements.**

104 A. Landscaping minimum area requirements are as follows:

Zoning District	Minimum Landscape Percentage
R4, R7, R15	No specific requirement; areas not impervious to be landscaped
R25	25 percent
MN, MM, MG, DC, TC, GC, IT, SI, LI, GI	25 percent; 20 percent if 50 percent of building is abutting public right-of-way
LS, P	75 percent
TR	0 percent

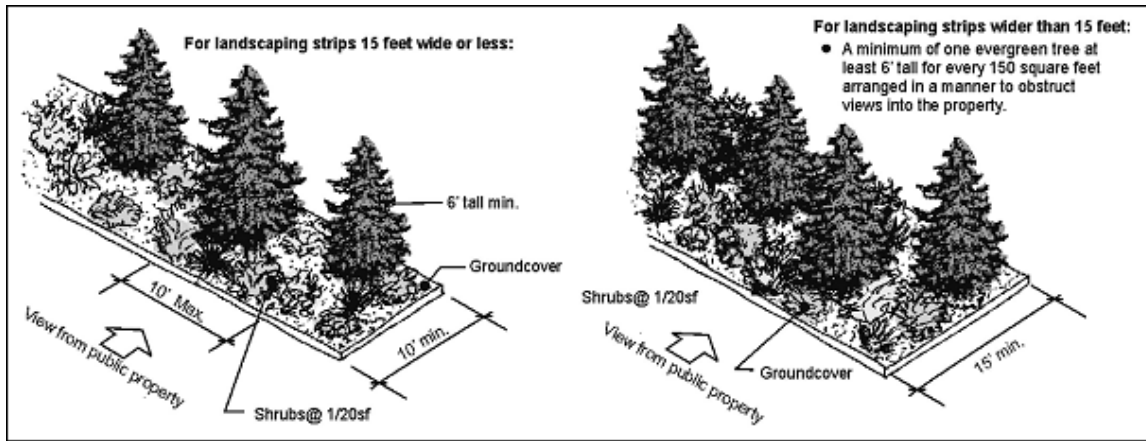
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 106 B. Areas counted toward landscaping area requirements include all landscaping located on a project
 107 site, with the exception of native growth protection areas, right-of-way landscaping, and the open
 108 water portion of a stormwater pond. The landscaping percentage is based on the area of the gross
 109 project site.

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 111 **21.46.050 Types of Planting.**

112 The applicant shall indicate on the preliminary landscape plan the types of planting to be provided in
 113 each area of the site, including the specific tree, shrub, and ground cover types, locations, and sizes;
 114 and planting specifications. The types of planting shall be consistent with the following definitions of
 115 planting types:

116 A. Type I Planting – Solid Screen.

- 117 1. Type I planting is intended to provide a solid sight barrier.
- 118 2. Type I planting shall consist of evergreen trees a minimum height of 6 feet at planting, and
 119 evergreen shrubs which will provide an eighty (80) percent sight-obscuring screen at the time of
 120 planting; or a combination of sixty (60) percent evergreen/forty (40) percent deciduous trees and
 121 sixty (60) percent evergreen/forty (40) percent deciduous shrubs, backed by one hundred (100)
 122 percent sight-obscuring decorative wall or fence.
- 123 3. The width of the barrier shall be a minimum of five to twenty (20) feet as set out in 14.38.090,
 124 unless otherwise specified by the zoning administrator.
- 125 4. Landscape strips fifteen (15) feet or less in width—One tree required for every fifteen (15) to
 126 twenty (20) linear feet depending on the type of tree proposed.
- 127 5. Landscape strips greater than fifteen (15) feet—One tree for every one hundred fifty (150)
 128 square feet.
- 129 6. Shrubs—one shrub for every twenty (20) square feet.
- 130 7. Groundcover on centers to cover the ground within two years.



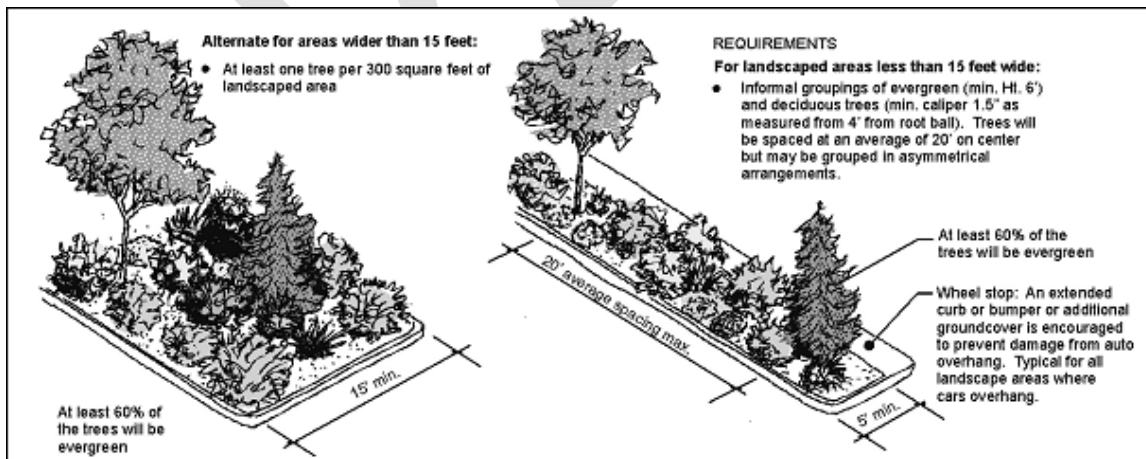
Type I Planting: Solid Screen Examples

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B. Type II Planting – Visual Screen.

1. Type II planting is intended to create a visual separation that is not necessarily one hundred (100) percent sight-obscuring.
2. Type II planting shall be evergreen or a mixture of evergreen and deciduous trees with large shrubs and groundcover interspersed with the trees, and/or a decorative wall or fence. Type II planting shall include a minimum of sixty (60) percent evergreen trees and evergreen shrubs. The width of the barrier shall generally be at least five to fifteen (15) feet, unless otherwise specified by the zoning administrator.
3. Landscape strips fifteen (15) feet or less in width—Trees required an average of twenty (20) to thirty (30) feet on center depending on the type of tree proposed.
4. Landscape strips greater than fifteen (15) feet—One tree for every three hundred (300) square feet.
5. Shrubs—One shrub for every twenty-five (25) square feet.
6. Groundcover on centers to cover the ground within two years.

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Type II Planting: Visual Screen Examples

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C. Type III Planting – Low Cover.

1. Type III planting is intended to provide visual interest, to complement other plant materials, and for erosion control.
2. Type III planting shall consist of a mixture of evergreen and deciduous shrubs, and/or groundcover, and/or perennial or annual flowers to provide a fifty (50) percent covering of the entire planting area at the time of planting.

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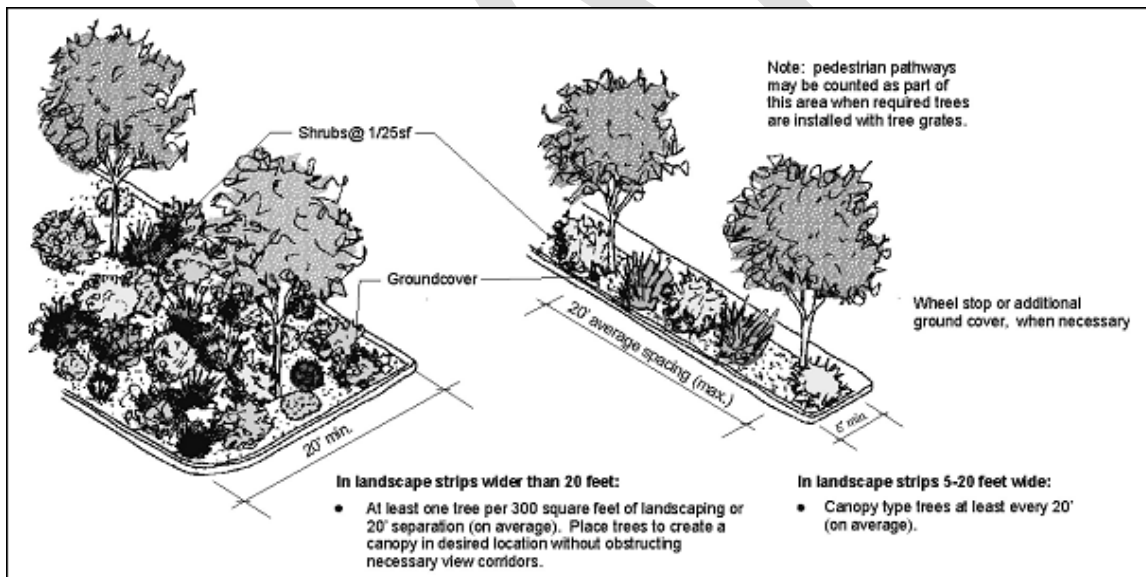
Type III Planting: Low Cover Example

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158 D. Type IV Planting – Open Area Planting.

- 159 1. Type IV planting is intended to provide visual interest and shade in large open areas,
160 particularly parking lots.
161 2. Type IV planting shall consist of trees planted with supporting shrubs and groundcover. Lawn
162 may be substituted for groundcover where the width of the planting area exceeds ten (10) feet in
163 the narrowest dimension. Evergreens can be used where sight distance allows. Up to one
164 hundred (100) percent of the trees proposed for a parking area may be deciduous.
165 3. One tree required for every three hundred (300) square feet.
166 4. Shrubs—One shrub for every twenty-five (25) square feet.

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Type IV Planting: Open Area Planting Example

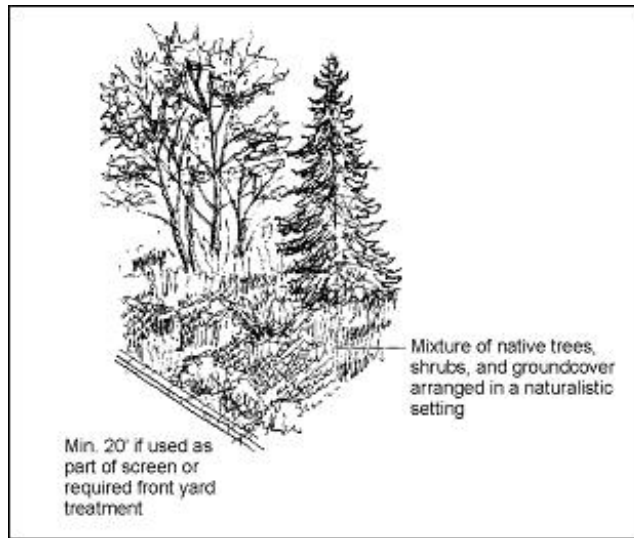
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170 E. Type V Planting – Wildlife Corridor

- 171 1. Type V plantings are intended for wildlife corridors. Type V planting shall consist of trees,
172 shrubs, and ground covers that are native to the Puget Sound and are appropriate to the
173 conditions of the site.
174 2. Wildlife corridors shall be maintained, enhanced, and replanted where appropriate, based on
175 the type of habitat in the general vicinity.
176 3. Wildlife corridors of woodland, wetland, and stream habitat shall be maintained or enhanced
177 with native materials that provide habitat and cover for woodland, wetland, and stream wildlife
178 species.

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4. Invasive species shall be removed from these areas and replaced with appropriate native plantings.
5. Size and number of plantings shall be determined at the time of plan development depending on site needs and conditions. Plantings shall typically consist of infilling with native deciduous and/or evergreen trees, understory shrubs, and native groundcover.



Type V Planting: Natural Planting Example

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21.46.060 Landscaping Area Requirements.

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Landscaping shall be installed at the minimum width and of the type as set out in Table XX.XX.XXX: Landscaping Area Requirements. Landscaping requirements for other uses are as determined to be appropriate by the zoning administrator.

Table XX.XX.XXX: Landscaping Area Requirements

Type of Landscaping ⇒	Minimum Width	Type I	Type II	Type III	Type IV	Type V
Type of Use/Location ↓						
Trash/recycle/utility service areas	5 feet	X				
Retaining wall landscaping ⁽¹⁾	5 feet		X			
Mechanical/electrical equipment (ground or wall mounted)	5 feet	X				
Utility installations or equipment (ground or wall mounted)	5 feet	X				
Wireless communication facilities	10 feet	X				
Parking lot/parking structure perimeter landscaping	5 feet		X			
Driveway entrances and exits at streets	Minimum necessary for sight distance			X		
Fire access areas, around hydrants and utility boxes	Minimum necessary			X		
Parking lot islands	5 feet minimum				X	
Islands of plantings in lawn areas	64 square feet minimum				X	

Stormwater facilities - minimum 80 percent evergreen trees and shrubs ⁽³⁾	15 feet					X
Outside storage	10 feet	X				

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Notes:

1. The area between two retaining walls shall have five feet of unencumbered landscaping (i.e. drainage rock areas shall not be considered part of the five feet).
2. Areas shall be placed in a tract. The landscaping tract shall not be considered part of the required building setback.
3. Areas shall be placed in a tract or easement and shall be maintained by an association.

21.46.070 Parking Lot Landscaping.

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A. General Criteria.

1. All parking lots shall be planted with sufficient trees so that within 10 years, 50 percent of the surface area of the lot is shaded.
2. Parking lot landscaping shall be dispersed throughout the parking lot in islands, buffers, and planter strips.
3. Curbing and step out areas shall not be used in calculating the minimum square footage or width requirements for parking lot landscaping.
4. Parking lots and structures shall be screened with landscaping buffers to the following standards:
 - a. Zero to one hundred (100) spaces = five feet in width;
 - b. Over one hundred (100) spaces = ten (10) feet in width.
5. Landscape area per parking stall—Twenty-five (25) square feet minimum.
6. Minimum landscape island size—One hundred (100) square feet.
7. Minimum landscape island width—Five feet.
8. Maximum distance between parking stall and landscaped strip or island—Fifty (50) feet.
9. Trees shall be planted in vehicle use landscape areas at a minimum of one tree for each four parking stalls. No more than eight stalls between landscape islands.
10. Parked vehicles may overhang landscaped areas up to eighteen (18) inches when wheelstops are provided and only groundcover is located in the that area.
11. Parking stalls adjacent to a landscape area shall have an eighteen (18) inch step out area.

21.46.080 Plant Materials.

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- A. All plants shall be of the type, size and condition specified in this chapter. They shall exhibit normal habits of growth for the species, shall have buds intact, and shall be free of disease, insects, indications of strawberry root weevil, seed and weed roots, and scars, bruises and breaks.
- B. Plant names shall conform to the latest edition of "Standard Plant Names" as adopted by the American Joint Committee of Horticultural Nomenclature.
- C. All plants shall conform to American Association of Nurserymen (AAN) grades and standards as published in the "American Standard for Nursery Stock" manual.
- D. All plants shall be hardy for the Monroe area.
- E. Plants shall be well suited to the local climate and soil conditions. Selection shall consider soil type and depth, the amount of maintenance required, spacing, exposure to sun and wind, the slope and contours of the site, and compatibility with existing native vegetation preserved on the site. Preservation of existing vegetation is strongly encouraged. The use of xeriscape (low water usage) and plantings approved for low impact development techniques are highly encouraged.
- F. All plants shall be from stock which has been cultivated and acclimatized to conditions similar to those prevailing at the project site.
- G. All plants shall have the following minimum size at installation:
 1. Street trees—Deciduous only permitted: two and five-thirds inch caliper, measured at breast height.
 2. Other deciduous trees—Two-inch caliper, measured at breast height.
 3. Evergreen trees: eight to ten (10) foot minimum height range.

- 243 4. Vine maples and other multi-stemmed trees: six to eight-foot minimum range.
244 5. Medium and tall shrubs: minimum five gallon size.
245 6. Groundcover: four inches minimum pot size planted eighteen (18) inches on center and cover
246 within two years.
247 7. Groundcover: one gallon minimum pot size planted a maximum of three feet on center,
248 depending on growth habits and cover within two years.
249 H. Exotic or invasive plants are not permitted. The zoning administrator can require any plant type to
250 be exchanged for another based upon peer review of a landscape plan. Groundcover shall be
251 selected for rapid growth and coverage in order to reduce erosion and maintenance.
252 I. Mulch.
253 1. Required plantings, except turf or areas of established ground cover, shall be covered with
254 two inches or more of organic mulch to minimize evaporation and runoff. Mulch shall consist of
255 materials such as yard waste, sawdust, and/or manure that are fully composted. All mulches used
256 in planter beds shall be kept at least six inches away from the trunks of shrubs and trees.
257 2. Bark, mulch, gravel or other nonvegetative material shall only be used in conjunction with
258 groundcover plantings to assist growth and maintenance or to visually complement plant material.
259 Nonvegetative material is not a substitute for and shall not appear to be dominant over plant
260 material.
261 J. Plants shall be spaced appropriately for their type, function and the landscape design (massing,
262 individual display, etc.). For example, plants used for screening may need to be spaced more closely.
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264 **21.46.090 Street Trees.**

- 265 A. Trees listed in the recommended street tree list, as prepared by the city, are required to be
266 installed on all public streets. Exceptions from the recommended street tree list must be submitted by
267 a landscape architect with a brief description of the tree type and proposed spacing and be approved
268 by the zoning administrator.
269 B. Street trees shall be planted along roadway corridors and street frontages at a minimum of
270 twenty-five (25) feet on center and a maximum of forty (40) feet on center, depending on tree type.
271 C. Street trees shall be planted according to the guidelines outlined in this chapter.
272 D. Removal of street trees without approval of the zoning administrator is prohibited and may be
273 subject to enforcement action.
274 E. Street tree plantings on arterials shall be consistent in species and variety and of a type
275 designated in the recommended street tree list.
276 F. The average spacing for street trees may be adjusted to allow for sight lines, utilities, traffic signs,
277 light standards, driveways and other street appurtenances.
278 G. Trees adjacent to public streets that are not planted in a separated landscape strip shall be
279 installed as follows:
280 1. Deciduous trees shall be planted at least four feet from the face of curb to center of tree in
281 tree pits that measure four feet by four feet.
282 2. Coniferous trees shall be planted at least ten (10) feet from curbs depending on species.
283 3. Trees shall have a clear trunk to a height of six feet above the ground.
284 H. Residential street trees.
285 1. Residential street trees shall be located either in a minimum five foot landscape strip
286 separated from the sidewalk or adjacent to the sidewalk or back of curb and at least five feet from
287 edge of sidewalk or curb.
288 2. A minimum of one street tree is required for each lot and shall be on the lot or, if a landscape
289 strip is required, in that landscape strip.
290 3. The landscape strip shall be planted with grass, groundcover, or a variety of shrubs,
291 ornamental grass, perennials and groundcover.
292 4. A stepping stone, walkway, or other means of traversing the planter strip from the street must
293 be provided at each residence.
294 5. The zoning administrator may provide for departures where unique site features make it
295 difficult to comply with the standard.
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297 **21.46.100 Planting Standards.**

- 298 A. All planting areas shall be a minimum of five feet in width, except where a greater width is
- 299 required for the health and survival of the plants, or is required by other specific provisions of this
- 300 chapter.
- 301 B. Plantings shall meet the city requirements for sight clearance at intersections and shall not
- 302 conflict with pedestrian or traffic safety.
- 303 C. All required planting areas shall extend to the curb line, street edge, or edge of sidewalk.
- 304 D. Permanent curbs or structural barriers/dividers shall enclose planting areas in vehicle use areas.
- 305 E. In parking lots, trees may be planted no closer than four feet from pavement edges where
- 306 vehicles overhang planted areas.
- 307 F. Narrow parking lot islands or peninsulas shall not be planted in sod because of potential problems
- 308 with maintenance. Location of larger parking spaces adjacent to islands is suggested to reduce
- 309 damage to plant materials.
- 310 G. Planting areas within existing and proposed water and sewer or pedestrian easements and rights-
- 311 of-way shall be primarily Type III or Type IV plantings. Trees shall not be planted within eight feet of a
- 312 water or sewer pipeline unless approved by the zoning administrator. Shrubs shall be at least four
- 313 feet from hydrants.
- 314 H. Topsoil for Grass and Groundcover.
- 315 1. Topsoil shall be natural, sandy, fertile, friable, and possess characteristics of the
- 316 representative productive soils in the vicinity. It shall not be excessively acid or alkaline nor
- 317 contain toxic substances which may be harmful to plant growth.
- 318 2. Topsoil shall be without admixture of subsoil. It shall be reasonably free from clay lumps,
- 319 stones, stumps, debris, roots or similar substances two inches or more in diameter, or other
- 320 objects which might be a hindrance to the plant growth.
- 321 3. Topsoil shall meet the following specifications:

Size:	3/8	No. 20	No. 60	No. 270
Sieve:	ASTM	ASTM	ASTM	ASTM
Percent Passing:	100	77—100	0—23	0—10

- 322 4. Grass shall be installed on a minimum of six inches of topsoil, sixty-five (65) to seventy-five
- 323 (75) percent compacted. Groundcover shall be installed in a minimum of four inches of topsoil,
- 324 sixty-five (65) to seventy-five (75) percent compacted.
- 325 5. In roadway landscape strips, the soil shall be amended by tilling the top twelve (12) inches
- 326 and blending in six inches of three-way topsoil and then capping that with a minimum of six
- 327 inches of three-way topsoil. Landscape strips shall be free of construction debris including but
- 328 not limited to construction materials and roadbed materials.
- 329 I. Soil specifications to enhance the hydrologic benefits of disturbed soils on sites that have been
- 330 graded and cleared of vegetation shall include.
- 331 1. A minimum organic content of ten (10) percent by dry weight for all planting beds and other
- 332 landscaped areas;
- 333 2. Organic matter content in turf areas that requires maintenance or supports foot traffic shall be
- 334 five percent;
- 335 3. Organic matter content pH shall be between 5.5 and 7.0;
- 336 4. Planting bed shall be mulched with two to three inches of organic material;
- 337 5. The soil shall be scarified or tilled soil to an eight-inch depth (or to a depth needed to achieve
- 338 a total depth of twelve (12) inches of uncompacted soil after the amendment is added). Soil
- 339 within the dripline of existing trees to be retained shall not be tilled or scarified within three feet
- 340 of the dripline. The soil amendment shall be incorporated no deeper than three to four inches
- 341 to reduce damage to roots.
- 342 J. All fertilizer applications to turf or trees and shrubs shall follow Washington State University,
- 343 National Arborist Association or other accepted agronomic or horticultural standards.
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346 **21.46.110 Irrigation.**

- 347 A. All plants shall receive sufficient water to assure their survival.
348 B. Permanent irrigation shall be required in all planting areas unless temporary irrigation is installed
349 for a period of five years in conjunction with drought tolerant landscaping.
350 C. Individual residential lots are not required to install irrigation unless the landscape areas are
351 owned in common.
352 D. Drainage. All landscapes shall have adequate drainage, either through natural percolation or
353 through an installed drainage system. A percolation rate of one-half inch of water per hour is
354 acceptable.

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356 **21.46.120 Performance Assurance.**

357 Prior to the issuance of any construction permits for a project, performance security in an amount
358 equal to one hundred fifty (150) percent of the landscaping material, irrigation, and installation cost
359 shall be submitted to the city to guarantee installation of the required planting/irrigation. Such costs
360 shall be based on a copy of a contract for such purchase and installation or bid for the required work.
361 Required planting/irrigation shall be installed within six months of the date of final construction permit
362 approval or the issuance of a certificate of occupancy, whichever is later. If the requirements are not
363 met in the allotted time, the city may use the security to complete the planting/irrigation.
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365 **21.46.130 Maintenance Requirements.**

- 366 A. General landscaping—A maintenance bond, cash deposit, or other security in a form acceptable
367 to the city attorney covering ten (10) percent of the cost of the performance assurance bond shall be
368 in place prior to the release of a performance bond and shall be required for two years following
369 installation.
370 B. Whenever planting has been required to comply with the landscape provisions this chapter, the
371 plant materials shall be permanently maintained in compliance with such regulations, approved plans
372 and approval conditions, in such manner as to accomplish the purpose for which they were required.
373 Failure to maintain required planting which creates substandard landscape shall disqualify such
374 landscape for consideration as a legal nonconforming use.
375 C. The zoning administrator is authorized to notify the owner of any property upon which landscaping
376 was installed as a condition of approval under this chapter that planting is not being adequately
377 maintained, and the specific nature of such failure to maintain. The notice shall specify a date by
378 which the property owner shall be expected to comply.
379 D. Upon the failure to perform the required maintenance within the date specified by the notice, the
380 zoning administrator is authorized to collect funds under the maintenance bond or other security, and
381 cause the required maintenance to be completed.
382 E. When funds have not been set aside or the performance assurance has expired, the zoning
383 administrator is authorized to request the city attorney to institute legal action to recover the cost of
384 the required maintenance, and upon receipt of the funds to cause the maintenance to be done.
385 F. Maintenance as used in this section includes replacement of dead, diseased or damaged plant
386 materials, removal of weeds and/or invasive species, and repair of irrigation systems.
387 G. The property owner is required to maintain all on site landscaping.
388 H. In subdivisions or site plans where the right-of-way contains landscaping, the adjacent property
389 owner, homeowner's association, or like mechanism, is required to maintain that landscaping. Such
390 requirement shall be noted on the face of the plat or site plan. If there are such requirements that are
391 maintained by an organization other than the adjacent homeowner, or if there are common areas on a
392 property, a homeowner's association is required.
393 I. Required landscape buffers are to be maintained by a homeowner's association, management
394 company, or like mechanism, as approved by the zoning administrator.
395 J. Required tree replacement plantings shall be maintained for a minimum of three years in the
396 amount of fifty (50) percent of the performance bond.
397 K. Ongoing maintenance of required landscaping areas shall be required after a maintenance bond
398 has been released. Non-residential required landscaping shall be maintained in a healthy live manner

399 by the property owner. Residential landscaping shall be maintained in a healthy live manner by the
400 homeowner or home owner's association if applicable.

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