

CITY COUNCIL AGENDA

CITY COUNCIL CHAMBERS . 11465 WEST CIVIC CENTER DRIVE . AVONDALE, AZ 85323

WORK SESSION
April 5, 2010
6:00 PM

CALL TO ORDER BY MAYOR ROGERS

1 ROLL CALL BY THE CITY CLERK

2 TREE CITY USA

City Council will receive information regarding an application for the City to be designated as a Tree City USA. For information, discussion and direction.

3 ZONING ORDINANCE SECTION 12 TEXT AMENDMENT, LANDSCAPE, WALLS AND FENCES (TA-09-2) FOR TREE CITY USA APPLICATION

As part of the City's initiative to become a Tree City USA, Section 12 of the Avondale Zoning Ordinance, *Landscape, Walls and Fences* needs to be modified in order to meet certain Tree City USA criteria. Other amendments include parking lot requirements, applicability clarification, and modifications to general design criteria and fences and walls. For information, discussion and direction.

4 ADJOURNMENT

Respectfully submitted,

A handwritten signature in cursive script that reads "Carmen Martinez".

Carmen Martinez
City Clerk

Individuals with special accessibility needs, including sight or hearing impaired, large print, or interpreter, should contact the City Clerk at 623-333-1200 or TDD 623-333-0010 at least two business days prior to the Council Meeting.

Personas con necesidades especiales de accesibilidad, incluyendo personas con impedimentos de vista u oído, o con necesidad de impresión grande o interprete, deben comunicarse con la Secretaria de la Ciudad at 623-333-1200 o TDD 623-333-0010 cuando menos dos días hábiles antes de la junta del Concejo.



CITY COUNCIL REPORT

SUBJECT:
Tree City USA

MEETING DATE:
April 5, 2010

TO: Mayor and Council
FROM: Daniel Davis, Economic Development Director (623)333-1411
THROUGH: Charlie McClendon, City Manager

PURPOSE:

Staff will present and seek input from the City Council regarding an application for the City to be designated as a Tree City USA.

BACKGROUND:

The adopted by-laws of the Environmental Affairs Commission, which were approved by the City Council in October 2008, specified that the Commission research the feasibility of the City obtaining designation as a "Tree City USA" by the national Arbor Day Foundation. Since that time, staff has been working on the application and this evening will present to Council the "Tree City USA" concept, its benefits for Avondale and finally what changes have to be made to existing bylaws and ordinances for the City of Avondale to be considered for designation as a "Tree City".

DISCUSSION:

The Tree City USA program is sponsored by the Arbor Day Foundation in cooperation with the United States Department of Agriculture Forest Service and the National Association of State Foresters which provides direction, technical assistance, public attention, and national recognition for urban and community forestry programs in 3,400 communities across the United States including twenty-one (21) in Arizona. To be eligible for recognition, the City must meet four standards established by The Arbor Day Foundation and the National Association of State Foresters. These standards are: 1) Establish a tree board or department. 2) Adopt a tree care ordinance. 3) Provide financial information that the City's forestry annual budget is at least \$2 per capita. 4) Conduct an Arbor Day observance and issue a proclamation. Staff believes the four required standards can be met in the following manner:

1. **Establish a tree board or department.**

Staff recommends that the Parks and Recreation Advisory Board be designated as the Tree Board for the City. The Parks and Recreation Advisory Board is a natural fit because it offers feedback on the City's parks and facilities which include the maintenance street trees and landscape areas in our community parks. To identify the Parks and Recreation Advisory Board as the Tree Board, a modification to the Board by-laws must occur with the following addition to the duties of the Board: Powers and Duties of the Board. The Parks and Recreation Advisory Board shall:

A. Advise the City Council and City staff on matters and issues pertaining to Parks and Recreation Services. This includes, but is not limited to, the planning of future parks, the modification of existing parks, the planning of current and future recreation activities and input in the preparation of Parks and Recreation Comprehensive Master Plan.

B. The Board shall serve as the designated Avondale Tree Board in accordance with the requirements of the City of Avondale's Tree City USA designation. It shall be the duty of the Tree Board to advise and provide input to City staff on matters pertaining to an annual

comprehensive tree plan which includes but is not limited to tree care, preservation, pruning, planting, removal or disposition of trees and shrubs in City parks, along streets and in other public areas.

The Board by-laws have additional modifications to be made not related to the Tree City USA application and will be coming to Council for approval at the May 3rd meeting.

2. **Adopt a tree care ordinance.**

To meet this standard and avoid possible duplication among ordinances, staff recommends incorporating the concepts recommend by Tree City USA into Section 12 - Landscape, Walls and Fences - of the Zoning Ordinance. Many of the recommendations related to planting, maintaining and removing trees from rights of way, streets, parks and other public places, were already included in Section 12 or in the Site Plan application. Planning staff will provide an update on the proposed amendments to Section 12 which includes not only Tree City USA modifications but others as well.

3. **Provide financial information that the City's forestry annual budget is at least \$2 per capita.**

To meet this standard, the City must show that it spends at least \$2 per capita per year on community forestry expenditures. Staff believes that the City meets and exceeds this standard through its annual contract for parks, facilities and rights of way which includes maintenance, tree planting, tree replacement and tree care. In addition, the City is able to factor in the planting of any new trees related to City projects such as the City Center and American Sports Center Development. Because the initial application for Tree City USA designation is for the 2010 calendar year, the City estimates that it will spend approximately \$372,000 on tree planting and initial care attributed to ASC which is scheduled for completion in late 2010; and \$132,000 in maintenance activities for a total of \$504,000 in expenditures. Assuming that the City's population is 81,299 (US Census Bureau 2008 estimate); the City well exceeds the \$2 per capita requirement of \$162,598.

4. **Conduct an Arbor Day observance and issue a proclamation.**

To meet this standard, staff recommends that Mayor Lopez Rogers issue a proclamation declaring April 17, 2010 as Arbor Day in Avondale. On April 17, the City, in partnership with Estrella Mountain Community College (EMCC), will plant a tree on the EMCC campus as part of the EcoAvenues Green Fair event. The combining of the Arbor Day observance with EcoAvenues is a natural fit and a great way to celebrate Avondale, Earth Day, and Arbor Day. The Environmental Affairs Commission reviewed the attached application at its March 24th meeting and recommended that City Council approve all the necessary by-law and amendment changes to complete the Tree City USA application. Draft minutes from the March 24th meeting are attached.

BUDGETARY IMPACT:

The city currently budgets financial resources for tree care and maintenance in Parks & Recreation, facilities maintenance and capital improvement construction for city owned facilities. These expenditures fulfill our financial obligations for Tree City USA designation and will not require additional funds.

RECOMMENDATION:

For Council discussion and direction only.

ATTACHMENTS:

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 [EAC Draft Minutes](#)



Environmental Affairs Commission
March 24, 2010
6:00 p.m.
Sonoran Conference Room, Avondale City Hall
11465 W Civic Center Dr
SUMMARY MINUTES

The meeting was called to order at 6:03 p.m. by Chair Mitchell.

Members Present: Richard Cofield, Linda Farris, Jim Mitchell, Curtis Nielson, Roger Olsen, Joe Rudder, Roy Taniguchi, and Bill Williams

Members Absent: Caroline Assmann, Todd Kesler, Sandi Nielson, and Steve Zielinski

Staff: Sammi Curless and Dan Davis

Guest: Mayor Marie Lopez Rogers

1. Roll Call

Chair Mitchell asked about the status of filling the vacant youth member position. Ms. Curless indicated that she would ask the City Clerk.

2. Visit by Mayor Marie Lopez Rogers

Mayor Rogers thanked members of the Commission for the work that they do on behalf of the city and its residents.

3. Unscheduled Public Appearances

There were no unscheduled public appearances.

4. Staff Report

- Tres Rios Tour Date – Mr. Davis asked the Commission for its preference on touring the Tres Rios area. It was determined that the tour will occur during the time of the regularly scheduled Commission meeting on April 28. Commission members will meet at City Hall on or before 6 p.m. to travel to the Tres Rios area.

5. Approval of February 24, 2010 Minutes (For Action)

It was moved by Member Taniguchi, seconded by Member Farris to approve the minutes of the February 24, 2010 meeting of the Environmental Affairs Commission. The motion passed unanimously.

6. Voluntary Plastic Bag Recycling Resolution (For Discussion and Possible Action)

Mr. Davis informed the Commission that the City Council discussed the possibility of a voluntary plastic bag recycling resolution at its March 8th worksession and that the Council recommended moving forward with the resolution. The resolution is scheduled for action by the City Council at its April 5 legislative meeting. It was moved by Member Farris, seconded by Member Taniguchi to

recommend to the City Council that they approve the proposed resolution. The motion passed unanimously.

Member Curtis Nielson arrived at approximately 6:25 p.m. Member Farris departed the meeting at approximately 6:30 p.m.

7. Tree City USA Application (For Discussion and Possible Action)

Ms. Curless reviewed the completed Tree City USA application with the Commission and indicated that to submit the application, action is required by the City Council to amend the by-laws of the Parks and Recreation Advisory Board as well as approve amendments to Chapter 12 of the Zoning Ordinance. Ms. Curless indicated that the City Council is scheduled to take action on these items at its May 3 legislative meeting. Mr. Davis indicated that the Commission's action on this item would be included in the staff presentation to the City Council. It was moved by Member Olsen seconded by Member Cofield to recommend that the City Council approve all changes necessary to by-laws and ordinances to allow for the submission of the Tree City USA application. The motion passed unanimously.

8. Update and Review of Commission Goals (For Discussion and Action)

Commission members reviewed, discussed and recommended changes to the goals of the Commission. Ms. Curless was requested to revise the Commission goals to incorporate recommended changes.

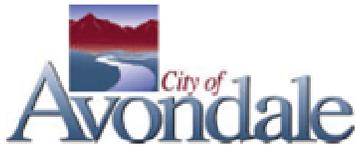
9. Items for Next Agenda

- Tres Rios tour

10. Adjournment

It was moved by Member Taniguchi, seconded by Member Curtis Nielson to adjourn the meeting at 7:57 p.m. The motion passed unanimously.

Respectfully submitted,
Sammi Curless
Assistant to the Mayor & City Council



CITY COUNCIL REPORT

SUBJECT:

Zoning Ordinance Section 12 Text Amendment,
Landscape, Walls and Fences (TA-09-2) for Tree
City USA Application

MEETING DATE:

April 5, 2010

TO: Mayor and Council

FROM: Sue McDermott, City Engineer/Development Services Director (623)333-4211

THROUGH: Charlie McClendon, City Manager

PURPOSE:

As part of the City's initiative to become a Tree City USA as recognized by the Arbor Day Foundation, Section 12 *Landscape, Walls and Fences*, needs to be modified in order to meet certain Tree City USA criteria. It is important to note that a majority of the current landscape ordinance conforms to Tree City USA standards. As part of an internal staff review, other items in Section 12 have been brought to light that should be included also in order to clarify and further define current text, incorporate additional design ideals, and alleviate potential development cost concerns. This section is currently organized into nine subsections and will continue to be. However, most of the subsections will be renumbered. In general, the following modifications have been proposed per the current Section 12 and its subsections:

Section 1201, Purpose: No modifications have been proposed to this subsection.

Section 1202, Applicability: These modifications include clarifying that the single-family and two-family residences are exempt from the landscaping requirements, but each must meet the walls and fencing requirements with the exception of materials; clarifying that the City Center Zoning District should comply with plant material and maintenance requirements, but not Section 12 design requirements (planting design will continue to meet the City Center Zoning District and the City Center Specific Plan standards); and, eliminating the redundancy for building alteration criteria.

Section 1203, Definitions: Two new definitions are added to meet one of the Tree City USA requirements-- "Street Tree" and "Park Tree". In addition, the entire subsection with the exception of the word and meaning for "Caliper" will be moved to the end of Section 12 in order to be moved at a later date when Section 1, *Administration* of the Zoning Ordinance is amended. This simplifies the organization Section 12 as well as the Zoning Ordinance in its entirety.

Section 1204, General Landscape Provisions: These modifications include adding the "Caliper" definition, clarifying the use of river rock, and allowing for the use of turf for aesthetic purposes at commercial and business park developments. Another modification includes the term "Zoning Administrator"; the text "or authorized designee" is added when used within the Section. This update occurs in other subsections throughout the document.

Section 1205, Landscape Design Standards: These design modifications include adding shade at pedestrian connections; eliminating additional tree requirements at Commercial and Employment Zoning Districts; adding new tree requirements at right-of-way landscaping; clarifying medians with respect to other City standards; redefining "Street Frontage" as "Landscape Setback" and updating its criteria; simplifying enhanced arterial intersection expectations; clarifying Land Use Buffer criteria;

adding parking lot layout standards; and, eliminating retention basin requirements that are covered by other City standards.

As listed herein, it is important to note that the new right-of-way tree requirements have been added to enhance the City's streetscapes and reinforce the intent of the Tree City USA designation. Eliminating tree requirements at commercial and employment developments accommodates a balance for the City with respect to landscape as well as eases potential cost concerns to the development community.

Section 1206, Landscape Plans and 1207, Landscape Inspections: These subsections only include amendments to "Zoning Administrator" clarification.

Section 1208, Walls and Fences: These modifications include defining stucco finish as smooth; clarifying walls at property lines; and, amending pillar criteria at ornamental fencing. It also renames "Wire Fencing" to "Vinyl-coated Chain Link Fence" and clarifies walls required as land use buffers.

Section 1209, Maintenance: This subsection remains essentially unchanged except for adding natural screen walls to plant material replacement requirement.

Finally, slight word-smithing and minor changes that are self-explanatory have not been highlighted in this report. The amended version of Section 12 can be found as Exhibit A of this report it is a clean version of the proposed document. Exhibit B of this report is the strike-through version, which outlines the proposed changes in comparison to the current Section.

DISCUSSION:

Staff will make a presentation that identifies portions of Section 12 that update the Ordinance to satisfy Tree City USA application requirements as well as portions of Section 12 that could be improved including staff's suggestions for these improvements. The City Council may pose questions to staff and offer comments to provide direction in the amendment of Section 12 of the Zoning Ordinance. No action is required.

RECOMMENDATION:

For discussion and direction only.

ATTACHMENTS:

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[📄 Exhibit A: Draft Section 12/Clean](#)

[📄 Exhibit B: Draft Section 12/Strike-through](#)

EXHIBIT A

SECTION 12 LANDSCAPE, WALLS AND FENCES

Sections

- 1201 Purpose
- 1202 Applicability
- 1203 General Landscape Provisions
- 1204 Landscape Design Standards
- 1205 Landscape Plans
- 1206 Landscape Inspections
- 1207 Walls and Fences
- 1208 Maintenance
- 1209 Definitions

1201 Purpose

The purpose of this Section 12 is to provide standards and regulations for the installation of landscaping, walls and related materials for all new and expanded development within the City of Avondale. The standards and regulations of this Section 12 shall promote the following objectives:

- A. To promote the general welfare of the community.
- B. To effectuate attractive and logical development.
- C. To aid in the enhancement of property values.
- D. To create an attractive appearance along city streets.
- E. To complement the visual effect of buildings.
- F. To provide buffers between various land uses and protection from intense activities and to avoid or reduce negative impacts regarding visual, sound, privacy and/or glare to and from land uses.
- G. To aid in conserving water by encouraging the use of varieties of plants, trees and shrubs indigenous to arid regions which are characterized by low-water consumption.

1202 Applicability

- A. The provisions of this Section 12 shall apply to the following:
 - 1. All new development or construction.

2. All building exterior remodeling, alterations, additions or expansions that:
 - a. Increase the number of stories in a building on the lot.
 - b. Increase by more than ten percent (10%) or ten thousand (10,000) square feet, whichever is less, the combined floor areas of all buildings on the lot.
 - c. Increase the parking coverage on the lot by more than two thousand (2,000) square feet.
 3. All changes of occupancy in the use or development of land which require the approval of a site plan, minor land division or subdivision plat by the City.
 4. Agricultural uses and single-family and two-family residences and their accessories shall comply with the walls and fences requirements of this Section with the exclusion of Section 1207(B)(4).
 5. The standards and regulations of this Section 12 shall be held to be the minimum requirements necessary for the promotion of the objectives set forth in Section 1201 above.
- B. City Center Zoning District
1. For all development within the City Center Zoning District, landscaping shall meet or exceed the development standards for street design, street trees, parks, open space, landscaping, and overall design and development guidelines as set forth in the City Center Specific Plan except as specified herein.
- C. These provisions shall not apply to the following:
1. Lots or sites within an approved and unexpired Planned Area Development (PAD) which has been approved with its own landscape plan and/or written landscaping standards prior to the adoption of this Section.
 2. Site Plans that include landscaping approved and/or submitted for review prior to the adoption of this Section.
 3. Lots or sites subject to the provisions governing amendment to approved site plans, set forth in Section 1.
 4. Agricultural uses and single-family and two-family residences and their accessories shall be exempt from the landscape and maintenance requirements of this Section.

1203 General Landscape Provisions

A. Planting Criteria.

1. All trees and plant material used within the City shall conform to the most current version of the Arizona Department of Water Resources ("ADWR") "Low Water Use/Drought Tolerant Plant List."
2. All trees sizes shall be in accordance with the standards as described by the Arizona Nursery Association's "Recommended Average Tree Specifications."
3. Plants shall be placed in such a way as to maximize survivability.
4. The following plant material varieties shall be prohibited:
 - a. Invasive plants and noxious weeds including, but not limited to, Desert Broom (*Baccharis sarothroides*), Salt Cedar or Tamarisk (*Tamarix* sp.), Giant Reed (*Arundo donax*), Mexican Palo Verde (*Parkinsonia aculeata*), Buffelgrass (*Pennisetum ciliare*), Fountain Grass (*Pennisetum setaceum*), African Sumac (*Rhus lancea*), Russian Olive (*Elaeagnus angustifolia*) and Tree of Heaven (*Ailanthus altissima*).
 - b. Mulberry Trees (*Morus* sp.).
 - c. Olive Trees (*Olea europaea*) with the exception of the Swan Hill™ and Wilson™ Olive varieties.
5. Plant material that meets the planting criteria as set forth herein, but which is not found on the current ADWR Low Water Use/Drought Tolerant Plant List may be found acceptable, subject to by approval of the Zoning Administrator or authorized designee. Any material considered an invasive species shall not be permitted.
6. Tree Size Minimum Standards.
 - a. All single trunk trees shall be two (2) inch caliper minimum size.
 - b. All multi-trunk trees shall be one and one-half (1-1/2) inch caliper minimum.
 - c. Caliper shall mean a standard measurement for trees based on the diameter of a tree trunk as measured a specific distance above the ground based on the type of tree. Measurement standards vary

between single trunk and multi-trunk tree forms. Tree calipers for standard (single) trunk trees shall be measured at the widest point within the first four (4) to six (6) inches above the soil line for trees with four (4) inch caliper and less; and six (6) to twelve (12) inches for trees greater than four (4) inch caliper. Tree caliper for multi-trunk trees shall be measured at the widest point within the first six (6) inches above origination point of the second largest trunk or six (6) inches above ground if all trunks originate from the soil. Caliper of multiple trunk trees shall be determined by taking the average caliper of its two (2) largest trunks.

- d. All trees shall be specified in the schedule of plant material (required as part of the Preliminary Landscape Plan and the Final Landscape Plan) by caliper, height and by any other relevant features which defines the exact plant material being proposed. Trees specified by nursery container sizes only shall not be accepted.
 - e. All Mexican Fan Palms (*Washington Robusta*), California Fan Palms (*Washingtonia Filifera*) and Queen Palms (*Cocos Plumosa*) shall have a minimum eight (8) foot trunk height measured from the base of the trunk to the base of the fronds.
7. Trees shall have crowns that are full and symmetrical, meet the caliper and height criteria as specified on the drawings and meet or exceed industry standards. Shrubs shall be full with strong root growth and meet the criteria as specified on the drawings.
8. Shrub and Vegetative Groundcover Minimum Criteria.
- a. All shrubs shall be no less than five gallon in size.
 - b. All groundcover shall be no less than 5-gallon in size. Four (4) 1-gallon container plants may be substituted for one (1) 5-gallon container plant.
9. No artificial plant materials may be used to satisfy the requirements of this Section, with the exception of artificial turf at recreational facilities if approved by the Zoning Administrator or authorized designee.

B. Ground Level Treatment.

- 1. General.
 - a. All landscaped areas shall be composed of a combination of plant materials and non-vegetative ground cover designed to accomplish the objectives set forth in Section 1201 above and to the minimum standards as set forth below.

- b. All landscaped areas shall be finished with a natural topping material including but not limited to the following: turf, groundcover, planting, decomposed granite, river run rock, expanded shale, native stone or bark as set forth herein. A post-emergent herbicide shall be applied to the ground after the placement of non-vegetative ground cover materials in any landscaped area to prevent weeds.

2. Materials.

- a. Decomposed Granite shall be three-quarter (3/4) inch select material or larger and installed a minimum of two (2) inch depth.
- b. Any river rock material used as non-vegetative groundcover that is embedded in concrete shall be to a depth of two-thirds (2/3) the dimension of the rock to prevent its removal or relocation. Each rock shall not be spaced further than three-quarter (3/4) inch from another rock. When installed in loose form, material depth shall be no less than 4 (four) inches, and if removed shall be reinstalled at the owner's expense.
- c. The use of turf shall be restricted according to the provisions as set forth herein. Sod shall be specifically cultivated to thrive in the conditions present at the particular site. The use of non-native and/or high water consumptive turf is discouraged. The applicant must provide information regarding the composition of a sod as part of the detailed plant list as required. The use of seed for turf installation shall be prohibited.
- d. Other non-vegetative groundcover materials may be used subject to approval by the Zoning Administrator or authorized designee.

3. The installation of turf shall be limited to the following uses: single-family residences and their accessories, outdoor recreation facilities including parks and golf courses, schools, churches, resorts, and retention basins and basin slopes.

- a. Turf may be utilized at commercial and business park developments and shall occupy no more than 25%.

C. Irrigation.

- 1. All landscaping shall be serviced with a permanent underground automated irrigation system designed in compliance with the "Minimum Standards for Landscape Irrigation" as published by the Arizona Chapter of the American Society of Irrigation Consultants. A backflow prevention assembly shall be provided and caged according to standard details adopted by the City. All

irrigation systems and landscaped areas shall be designed, constructed and maintained so as to promote water conservation and prevent water overflow or seepage into the street, sidewalk or parking areas.

2. Any areas requiring restoration of natural vegetated areas shall require irrigation for at least three (3) years, unless the Zoning Administrator or authorized designee determines that the vegetation has become sufficiently established at an earlier date.

1204 Landscape Design Standards

A. General.

1. Design Manuals.
 - a. All landscaping for single-family residential development shall meet or exceed the guidelines for landscaping as set forth in the City's Single-Family Residential Design Manual.
 - b. All landscaping for commercial, employment and/or multi-family development projects shall meet or exceed the guidelines for landscaping as set forth in the City's Commercial/Industrial/Multi-Family Design Manual.
2. All development projects shall provide landscaping in all portions of the development site not required for buildings, structures and loading and vehicular access ways in accordance with the required landscape improvements as set forth herein.
3. Areas covered by decomposed granite or similar material shall not have open spaces in between plants that exceed more than seven (7) feet in any direction as measured between plant canopies at maturity excluding retention basin bottoms.
4. Plant material shall be utilized to aid screening of parking, dumpster enclosures, outdoor storage areas, alleys, infrastructure such as utility cabinets, transformers, backflow preventors, and service and utility areas. Coordinate this screening requirement with the appropriate utility authorities to avoid planting conflicts.
5. When the primary entrance of a building is more than one hundred fifty (150) feet from the nearest point of a public sidewalk, and the entrance is accessed by a pathway traversing a parking lot, then an overhead shade structure or tree canopy is required along the pathway. Shade elements may include opaque structures (e.g., arbor, pergola, portico, awning, canopy) and/or shade trees planted with a minimum of one (1) tree provided for

every twenty-five (25) feet of lineal pathway. Tree location and spacing shall be established through the development plan review.

6. Landscaping shall be designed and maintained in accordance with the height, location and sight visibility requirements as set forth herein.
7. A minimum of sixty-five percent (65%) of all shrub material shall be arranged in massings. Shrubs shall be massed together with no less than five (5) shrubs per massing. Each shrub will be placed no further apart than fifty percent (50%) of the mature size of the selected material. For the purpose of this Section 12, two (2) vines may be substituted for a required shrub when located adjacent to a solid wall.
8. Groundcover material shall be arranged in massings. A groundcover massing shall cover a minimum area of three hundred (300) square feet. Each groundcover plant shall be placed no further apart than fifty percent (50%) of the mature size of the selected material. Distances between groundcover massings shall not exceed seven (7) feet in any direction.
9. Mounding and contouring of landscaped areas shall be required. Slopes shall not exceed a four to one (4:1) side slope ratio.
10. Landscaped areas shall not be used for parking of vehicles, display of merchandise or other uses detrimental to the landscaping.
11. A minimum of fifteen percent (15%) of plant material shall be cacti or other succulents. Thorny plants and cacti shall not be planted where their mature spread would be closer than four (4) feet from any walkways or parking area curbing.

B. Required Landscape Improvements per Zoning Districts

1. Single-family Residential Zoning Districts. For all development within the Single-Family Residential Zoning Districts (AG, R1-35, R1-15, R1-8, R1-6, R1-5) a minimum of three (3) trees per dwelling unit shall be provided. One (1) of the required trees per lot shall be placed in commonly held and maintained landscaping areas between the lot and any drive or street that serves as an access for the lot, if such common area exists.
2. Multi-family Residential Zoning Districts. For all development within the Multi-family Residential Zoning District (R-2, R-3, R-4) a minimum of one and one-half (1-1/2) trees per dwelling or guest unit shall be provided. This number of trees shall not include the trees required in a landscape buffer, parking lot, landscape setback or right-of-way planting as specified in this Section 12.

3. City Center District.

- a. All landscape material shall meet or exceed the requirements as set forth herein for General Landscape Provisions.
- b. All landscape maintenance standards shall meet or exceed the requirements as set forth herein. An approved Landscape Maintenance Schedule shall be submitted and approved as set forth herein.

C. Required Landscape Areas

- 1. General. All development projects shall provide on-site landscaped areas located in accordance with the following standards and requirements:
 - a. For CP development within the Employment Zoning District, landscaped areas shall be provided on the site in an amount equal to or greater than fifteen percent (15%) of the ground floor area of all buildings or ten percent (10%) of the net site area, whichever is greater.
 - b. For A-1 development within the Employment Zoning District, landscaped areas shall be provided on the site in an amount equal to or greater than ten percent (10%) of the ground floor area of all buildings or five percent (5%) of the net site area, whichever is greater.
 - c. For all developments within the Multi-family Residential Zoning Districts (R-2, R-3, R-4), landscaped areas shall be provided on the site in an amount equal to or greater than twenty percent (20%) of the net site area; and shall be increased by five percent (5%) for each additional floor over one-story to a maximum of fifty percent (50%) of the net site area.
 - d. For all development within all other zoning districts, landscaped areas shall be provided on the site in an amount equal to or greater than twenty percent (20%) of the net site area.
 - e. Future building pads within a phased development shall be improved with decomposed granite as specified herein.
 - f. Street frontage requirements shall be as specified below.

2. Street Right-of-Way Landscaping.

- a. The landscaping of all street rights-of-way contiguous with the proposed development site not used for street pavement, curbs, gutters, sidewalks, transit facilities or driveways or other facilities as required shall be landscaped as set forth herein.
- b. The installation of street trees shall be required in an amount equal to or greater than one (1) tree and five (5) shrubs for every thirty (30) feet of street frontage. This minimum quantity of trees shall be located in the street right-of-way landscaped area and shall be designed and located to enhance the proposed development project and street frontage. Trees must be planted in areas greater than six (6) feet in width when located between the back of curb and face of meandering or detached sidewalk.
- c. No trees shall be located within the established public utilities easement. Shrubs and groundcover are permissible.
- d. Median landscaping shall be designed with colorful and contrasting plant and pavement materials planted and maintained in such a way so as not to obstruct visibility at median breaks or to create safety issues. Integrate paving materials with planting to create a unique roadway feature. Paving shall be colorful, interlocking concrete pavers or cobbled paving as approved by the Zoning Administrator or authorized designee.
- e. The minimum width for a planted median is six (6) feet. Median width is measured from the back of median curb to back of median curb.
- f. Medians less than six (6) feet in width shall not be planted. Ground level treatment shall be decorative material as approved by the Zoning Administrator or authorized designee.
- g. Medians six (6) to ten (10) feet in width shall have no trees unless otherwise approved by the Zoning Administrator or authorized designee; provided, however, that in no event shall trees be planted in a median with a width less than eight (8) feet. Shrubs shall be provided at one (1) per two hundred and fifty (250) square feet of area and shall meet the requirements as set forth herein.
- h. Medians greater than ten (10) feet in width shall have a minimum number of trees provided at one (1) tree per twenty-five (25) linear feet of median length. Trees shall meet the requirements as set forth herein. Shrubs shall be provided at one (1) per two hundred and fifty

(250) square feet of area and shall meet the requirements as set forth herein.

- i. At phased arterial medians, landscaping shall be located within a 16 (sixteen) foot wide planting zone centered within the median.

3. Landscape Setback.

- a. Landscaping shall be planted along all street frontage in a designated landscape setback as approved through the development plan review process. The landscape setback shall be measured from the back of the right-of-way line. Shrubs and groundcover may be integrated into the right-of-way street trees landscape.

- b. Parking and maneuvering areas shall not be permitted in the landscape setback except access drives and access walkways.

- c. Plantings in the landscape setback may be integrated into the right-of-way landscaping adjacent to this area.

- d. The landscape setback shall be a minimum width along a particular street frontage and shall be established and maintained along all classified streets between any building and/or structure, on-site parking area or outdoor storage area and the nearest point of the property line. Landscape setbacks shall be as follows:

- i. Single-family residential developments: For arterial streets, a landscape setback of thirty (30) feet shall be required. For collector streets, a landscape setback of fifteen (15) feet shall be required.

- ii. Multi-family, commercial and employment developments: For arterial and collector streets, a landscape setback of twenty (20) feet shall be required; provided, however, that a larger landscape setback is encouraged and any additional landscape setback provided may be used to satisfy the aggregate site design area requirements as set forth in Section 7 of this Zoning Ordinance.

- iii. The landscape setback requirements shall not be applied to the OTAB and Cashion Districts.

- e. The installation of trees, shrubs and vegetative groundcover shall be required in an amount equal to or greater than one (1) tree and ten (10) shrubs for every twenty (20) feet of street frontage and vegetative groundcover as required to meet a minimum of sixty-five percent (65%) of the total street frontage landscaped area. This

minimum quantity of trees, shrubs and vegetative groundcover shall be designed and located to enhance the proposed development project and street frontage.

- f. All landscaping located in the landscape setback adjacent to driveway exits, street intersections and sight visibility easements shall be designed, installed and maintained in a manner that preserves sight line visibility.

4. Arterial Intersections.

- a. Landscaping shall be enhanced at arterial intersections as determined through development review.
- b. Landscape and planting materials shall be provided in this landscape easement in quantities not less than those required for a median greater than ten (10) feet in width, as set forth above.
- c. All landscape treatments within this planting easement shall meet the requirements adopted by the City relating to sight visibility.

5. Land Use Buffers.

- a. Minimum landscape buffers shall be required along all property lines of a site developed for Multi-family Residential, Commercial or Employment Zoning Districts or uses when such property lines are "contiguous" with any Single-family Residential use or Single-family Residential Zoning District. For the purpose of this subsection 1204(C)(5), contiguous shall include properties separated only by an alley. Buffers shall be required as follows:
 - i. Fifteen (15) feet where any Multi-family Zoning District or use abuts a Single-family Zoning District or use.
 - ii. Twenty-five (25) feet where any Commercial Zoning District or use abuts a Single-family Residential Zoning District or use.
 - iii. Thirty-five (35) feet where any Employment Zoning District or use abuts a Single-family Residential Zoning District or use.
 - iv. Forty (40) feet where any loading docks, trash enclosures and service drives abut a Single-family Residential Zoning District or use.

- b. No landscape buffers shall be required for Multi-family residential uses contiguous with other Multi-family Zoning Districts or uses; provided, however, that a screen wall shall be required at the property boundaries.
 - c. The landscape buffer areas as set forth herein shall provide a vegetative screen improved with a minimum of one (1) screening tree spaced at each fifteen (15) foot interval of the property boundary being screened.
 - d. A landscape buffer screen wall shall be designed and constructed in accordance with the provisions as set forth herein and shall be required along all property lines of a site developed for multiple-family, residential, commercial or employment uses when such property lines are contiguous with or separated only by an alley from a Single-family Residential development or zoning district.
 - e. Parking and maneuvering areas shall not be permitted in the landscape buffer.
6. Parking Lot Landscaping and Parking Structures.
- a. Parking lots shall have landscape treatments that provide shade and allow for natural surveillance. Except as otherwise provided in this Section, a minimum of fifteen percent (15%) of all parking lot areas shall be landscaped. This requirement is exclusive of any on-site landscape area requirement as set forth herein.
 - b. Parking islands shall be installed at least every ten (10) consecutive parking spaces; such islands shall be a minimum of five (5) feet wide and contain a minimum of fifty (50) square feet in area.
 - c. Parking areas shall include a minimum of twenty (20) foot wide landscaped medians to divide large parking fields into groupings of 200 parking spaces or less. Medians must be oriented for pedestrian use and navigation and must include sidewalks. The Zoning Administrator or authorized designee may waive this requirement for any project where buildings or pedestrian plazas serve to break the parking field into groupings of 200 spaces or less.
 - d. A minimum of one (1) tree shall be provided for every five (5) parking spaces, exclusive of perimeter landscaping and street trees. Trees must be planted within landscape planting islands throughout the parking lot.
 - e. Landscape planting islands shall include, at the time of installation, a minimum of (a) one (1) tree, three (3) shrubs and five (5)

- groundcovers for a planting island with parking on only one side and (b) two (2) trees, three (3) shrubs and five (5) groundcovers for a planting island with parking on more than one side. All groundcovers in parking lot landscape planting islands shall not exceed two (2) feet in height and be of a species that will not grow to interfere with natural surveillance of the parking lot.
- f. Tree trunks shall not be placed closer than fifteen (15) feet, measured horizontally, from a light source. Trees and lighting shall be located to avoid conflicts with one another and to avoid conflicts with existing and proposed structures.
 - g. Shrubs and trees shall not be planted within the two (2) feet overhang at the head of a parking stall.
 - h. Parking structures shall have perimeter landscaping, consistent with building setbacks and which shall be designed to provide partial screening of walls and vehicle lights, shade along sidewalks and natural surveillance into parking structures.
7. Retention Basins. All on-site water retention areas, other than paved surfaces shall be entirely landscaped and shall comply with the following criteria:
- a. The retention areas shall not occupy more than fifty percent (50%) of the on-site street frontage landscape area, unless approved by the Zoning Administrator or authorized designee where shallow depths for multi-use are proposed for the basin.
8. Building Frontage.
- a. Foundation planting shall be required adjacent to buildings fronting on public streets. A minimum of fifty percent (50%) of the building frontage shall be landscaped as set forth herein.
 - b. Foundation planting shall include trees, shrubs and groundcover. The minimum width for any foundation planting area shall be ten (10) feet. Vehicle overhang is not permitted.
 - c. Foundation planting may include a level bed, raised planters, planted pots with trees and shrubs or a combination of these treatments.
9. Site Visibility Easements. All landscaping and landscaping materials installed in a City of Avondale Sight Visibility Triangle and/or within an Arizona Department of Transportation Sight Distance Triangle shall be installed and maintained so that no shrub or groundcover shall exceed two (2) feet in height and all trees shall be limbed up to seven (7) feet clear.

1205 Landscape Plans

- A. General Landscape Plan Requirements. Landscape plan submittals consisting of a preliminary landscape plan, a final landscape plan and a landscape maintenance schedule shall be prepared, submitted and approved for all applicable development projects in accordance with the procedures and requirements set forth herein and as required under Section 1 of this Zoning Ordinance. All plans shall be stamped and signed by a registered Landscape Architect licensed in the State of Arizona.
- B. Preliminary Landscape Plan. The Preliminary Landscape Plan shall illustrate the site layout and amenities (including all walls within the landscape areas), plant material and plant locations. The Preliminary Landscape Plan shall include the following information:
1. Proposed locations for all landscaping material, organic and inorganic, used on the site.
 2. A specific schedule of all plant material, which shall be identified by common and botanical name and shall clearly indicate the quantities and sizes of each to be installed.
 3. Preliminary locations of all easements on the site including, but not limited to, public utility easements, drainage easements, roadway easements and United States of America irrigation easements.
 4. A completed planting data sheet.
 5. Site lighting locations for coordination purposes.
 6. Locations of all above grade detention/retention stormwater basins.
 7. All preliminary utility locations that impact the locations of any plant material including but not limited to transformers, backflow preventers and light and sign poles.
 8. Any other pertinent information as requested by the Zoning Administrator or authorized designee as necessary to evaluate the landscaping.
- C. Final Landscape Plan. The Final Landscape Plan shall be submitted concurrently with all other required site improvement and construction plans at the time of application for a building permit. Any alterations to the approved Preliminary Landscape Plan must be approved by the Zoning Administrator or authorized designee prior to the Final Landscape Plan submittal. The following information shall be added to the Final Landscape Plans for review:
1. Revised locations, if any, for all landscaping material, organic and inorganic, used on the site.

2. Any revisions to the schedule of plant material.
3. Final locations of all easements on the site, including but not limited to public utility easements, drainage easements, roadway easements and United States of America irrigation easements.
4. Final utility locations including but not limited to transformers, backflow preventors, lights and all signs.
5. A sheet of landscape details and corresponding construction notes. All required City notes are to be shown on all sheets.
6. An irrigation plan, irrigation detail plan and corresponding sheet of irrigation construction notes shall be provided indicating the layout and details of the irrigation system including the type and location of all materials utilized.
7. A Landscape Maintenance Schedule, including, at a minimum:
 - a. A landscape maintenance narrative that describes the theme of the selected plant palette and the overall design intent (i.e. preserving the natural characteristics of each material).
 - b. The approved plant list including plant size, irrigation emitter allocation and specific plant maintenance notes.
 - c. A monthly maintenance schedule describing seasonal maintenance requirements per material such as, but not limited, to fertilization, pruning and irrigation adjustments.
8. Any other pertinent information as requested by the Zoning Administrator or authorized designee as necessary to evaluate the Final Landscape Plans.

1206 Landscape Inspections

- A. All projects required by this Section 12 to be landscaped must be inspected and receive approval from the Zoning Administrator or authorized designee prior to a Certificate of Occupancy being issued by the City. Such inspections shall be requested by the applicant at least forty-eight (48) hours in advance.
- B. The Zoning Administrator or authorized designee shall refuse to approve any project not meeting the provisions set forth herein. The Zoning Administrator or authorized designee shall also reject landscape materials that are substandard as to size, condition or appearance.

- C. The applicant may request an inspection of materials either on site or at the supplier; provided, however, that any such pre-inspection shall only provide assurance as to the type of landscape materials and shall not constitute an acceptance of the final landscaping as installed.

1207 Walls and Fences

- A. In all locations where walls are either required by this subsection or desired by the property owner, the walls shall conform to all provisions as set forth herein.
- B. General Wall and Fence Design Standards.
 - 1. All landscape walls and fences for single-family residential development shall meet or exceed the guidelines for landscaping as set forth in the Single-Family Residential Design Manual for the City of Avondale.
 - 2. All landscape walls and fences for Commercial, Employment and/or Multi-family development projects shall meet or exceed the guidelines for landscaping as set forth in the Design Manual for Commercial/Industrial/Multi-Family for the City of Avondale.
 - 3. All walls and fences shall meet all current building code material and construction standards. Minimum finished wall thickness shall be no less than six (6) inches.
 - 4. All walls shall be articulated to create visual interest by means such as but not limited to a change in plane, curves, material accents, regularly spaced pillars or sculptural insets.
 - a. All walls along arterial or collector streets, except Perimeter Walls at Single-family Residential Developments described in subsection 1207(E) below, with a continuous length greater than one hundred and fifty (150) feet shall use an undulating pattern at minimum intervals of fifty (50) feet to provide variety and visual interest. The undulation depth parallel to the street line shall be a minimum of three (3) feet.
 - b. A minimum of three (3) different materials is required for every wall on site. Materials shall be masonry block that is six (6) or eight (8) inches wide, concrete, precast concrete, stone or a similar solid, durable, equal or better quality material and shall conform to the following:
 - i. Wall materials shall match the primary building on-site and related site features.

- ii. Color variation shall not constitute a change in materials. Textural variation shall constitute a change in materials for up to two (2) materials.
 - iii. Material accents, sculptural insets and other aesthetic wall enhancements shall be considered a separate material use as approved by the Zoning Administrator or authorized designee.
 - iv. Walls that are completely veneered with stone, brick or finished with other similar quality materials may be excluded from this requirement if approved by the Zoning Administrator or authorized designee.
 - v. Concrete and masonry walls shall be stuccoed with a smooth finish and painted to match the primary on-site buildings; provided, however, that the use of stuccoed walls is limited to fifty percent (50%) of the required wall lengths.
 - vi. Split-faced, grid or similar decorative types of block shall not be stuccoed and/or painted.
5. Walls shall be opaque and linear when separating one property from another. All walls shall have a decorative cap not to exceed the maximum wall height allowed. Solid concrete or precast concrete walls shall be articulated so a wall cap is represented.
6. An ornamental iron fence with veneered and capped, masonry pillars may be approved as a substitute for an opaque wall if the wall is not required for visual screening such as for land use buffer requirements, service areas, trash enclosures, outdoor storage areas or parking areas.
- a. Pillars shall be spaced as follows:
 - i. 1 pillar/25 feet (minimum 2) if less than 100 linear feet;
 - ii. 1 pillar /50 feet (minimum 4) if 100-1000 linear feet;
 - iii. 1 pillar/100 feet (minimum 20) if greater than 1000' linear feet.
 - iv. A reduction in pillars may be allowed for fencing greater than 1000 linear feet if fencing is not visible from a public street as determined by the Zoning Administrator or authorized designee.
 - b. The fence and pillar treatment as set forth herein may be used where a Multi-family Residential development is contiguous with other Multi-family Residential Zoning Districts or uses.

7. Gates: In those instances where a wall is erected as an enclosure, a gate of equal height shall be required in order to secure the enclosure. The gate shall be an opaque, non-wooden material and shall be compatible with the design of the buildings and related site features.
 8. Vinyl-coated Chain Link Fencing: The use of vinyl-coated chain link fencing is restricted to single-family residential lots and recreational sport courts (i.e. tennis, basketball, volleyball, etc.) and shall be vinyl coated. The height limitation may be exceeded when fencing is built around tennis courts along the rear and side yards only and by approval of the Zoning Administrator or authorized designee. Vinyl coating for fencing shall be black, dark brown or dark green.
 9. Barbed Wire Fences: Barbed wire shall be prohibited except for temporary construction sites in all zoning districts, provided that the barbed wire is located six (6) feet or more above grade. If barbed wire has not been removed from the site at the time of final inspection, a certificate of occupancy shall not be issued.
- C. General Wall and Fence Height Standards.
1. The maximum height of any freestanding wall or fence shall be measured from the highest adjacent finished surface of the ground, paving or sidewalk within twenty (20) feet of the base of the wall.
 2. Walls in a required front yard building setback, including walls for single-family dwellings, shall be three (3) feet-six (6) inches maximum in height. An increase in the maximum height may be permitted subject to review and approval by the Zoning Administrator or authorized designee. Notwithstanding this authority, the maximum height that may be approved is six (6) feet. For all heights above three (3) feet-six (6) inches, the property owner shall demonstrate that a natural surveillance to the street will be maintained by incorporating openings, providing transparent materials or varying height/materials.
 3. In areas behind a required front yard building setback and within the required rear and side yards, including walls for single-family dwellings, the maximum height of walls shall be six (6) feet, except where a taller wall is necessary to screen service areas. For single-family uses, the maximum height shall be eight (8) feet when adjacent to an arterial road.
 4. A masonry wall shall be required for through lots with rear lot lines adjacent to an arterial street, and the maximum height of such rear wall shall be eight (8) feet.

5. All walls shall be subject to review and approval through development plan review. Any wall in excess of six (6) feet shall require a building permit, as required by the City's adopted Building Code.
- D. Land Use Buffer Walls. Walls required in landscape buffers as set forth herein shall be located along all common property lines and shall meet the following height requirements:
1. Six (6) feet when a screen wall separates a Single-family Residential District or use from a Commercial and/or Multi-family Residential District or use. The Zoning Administrator or authorized designee may determine that an 8 (eight) foot wall may be warranted in certain cases.
 2. Eight (8) feet when a screen wall separates a Single-family Residential District or use from an Employment District or use.
 3. Six (6) feet when along interior property lines separating individual development sites.
- E. Perimeter Walls at Single-family Residential Developments.
1. Perimeter walls shall be architecturally enhanced with landscaping and materials that complement the development's architecture, provide a distinct design that represents the specific community and meet the intent of design standards as specified herein.
 2. Eight (8) foot tall, six (6) inch thick walls required along all arterials.
 3. Six (6) foot tall, six (6) inch thick walls are required along all collectors and local streets.
 4. Perimeter walls shall stagger at least once every one hundred (100) feet, with a design that employs a design/pattern every six hundred (600) feet and a column every three hundred (300) feet. A minimum of a four (4) inch pilaster cap and four (4) inch block cap is required.
 5. Accent materials shall be brick, stone, tile, travertine or other materials durable in a desert environment.
 6. All perimeter walls shall be constructed concurrent with the associated phase of development.
 7. Theme walls shall be installed in all areas visible from public view with enhanced landscaping to compliment the architecture and related on site features.

8. View fence shall be integrated into a development along open space areas with wrought iron or other decorative materials that promote views corridors and safety.
- F. **Parking Lot Screens.** All on-site parking areas adjacent to any street shall be screened from street views according to the provisions as set forth herein. This standard can be met through the use of the following screening methods, which may be used individually or in combination:
1. Parking lot screen walls shall be a minimum of three (3) feet-6 (six) inches in height constructed of masonry or concrete, be a minimum of six (6) inches in thickness and incorporate offsets and relief as specified herein. Fifty percent (50%) of all required walls shall have specialty details, decorative materials, surface articulation and/or aesthetic interest.
 2. Open areas or portals for natural surveillance and pedestrian access to the site shall be provided as required by the Zoning Administrator or authorized designee.
 3. Earth berms, if used in lieu of or in conjunction with screen walls, shall have a maximum slope of four to one (4:1) ratio. Berms are allowed only when there is sufficient area to create a three-foot, six-inch (3'6") tall berm.
 4. A landscape berm or natural screen wall may be used in conjunction with a manmade screen wall, but for only forty (40) percent of the required wall length as approved by the Zoning Administrator or authorized designee. The natural wall must meet the screening and height requirements as specified herein.
- G. **Outdoor Storage Areas.** All outdoor storage areas for materials, vehicles, trailers, equipment, trash or other similar items shall be enclosed by a masonry or concrete wall with an opaque gate to screen the view of these uses from public rights-of-way and adjoining residential, commercial and mixed-use districts. This wall and gate shall be a minimum of eight (8) feet tall but not to exceed ten (10) feet tall, measured from the highest adjacent grade within twenty (20) feet or street curb, whichever is higher.
- H. **Service Areas.** All service bays, loading docks, delivery and refuse areas shall be screened from street view by a minimum of a six (6) foot high masonry wall. Site conditions and surrounding uses will be used to determine maximum height of walls adjacent to loading areas, service bays, mechanical equipment, etc. that are required to be screened.
- I. **Utility Cabinets.** All utility cabinets including but not limited to transformers, shall be screened by architectural metal fencing, walls that match nearby perimeter or screen walls, berming and/or dense landscaping as determined at development plan review. Screening shall not conflict with access requirements.

- J. Alleys. Screening requirements along alleys shall be the same as for land use buffers.
- K. Manufactured Homes. Perimeter boundaries of all manufactured home parks shall contain a screening and security wall that conforms to the criteria and requirements as set forth herein.

1208 Maintenance

- A. Landscaped areas shall be maintained as follows:
 - 1. All landscape material shall be maintained according to the standards as set forth herein on the approved Landscape Maintenance Schedule.
 - 2. All landscape areas and material shall be maintained in a healthy, neat, clean and weed-free condition.
 - 3. Permanent modifications and/or removal of existing landscaping, other than necessary for utility, infrastructure, or other repairs caused by unforeseen damages, shall require prior approval by the Zoning Administrator or authorized designee. Any approved landscaping that has been permanently removed for any reason without the Zoning Administrator's or authorized designee's approval shall be reported to Code Enforcement and a Notice of Violation may be issued. Material replacement shall be in kind and not less than the minimums as set forth herein, at the owner's expense. Planting shall be replaced per the approved landscape plan.
 - 4. Any plant material determined by the Zoning Administrator or authorized designee to be unhealthy or in decline shall be replaced in kind and not less than the minimums as set forth herein, at the owner's expense. This includes but is not limited to natural screen walls.
 - 5. Plant material shall be pruned according to the approved Landscape Maintenance Schedule. Plants shall not be severely pruned such that the natural growth pattern or characteristic forms are significantly altered.
 - 6. Tree topping is prohibited. Any tree that has been altered by this measure shall be immediately removed and replaced in kind with a new tree, at the owner's expense.
 - 7. Landscape areas on-site, as well as in the adjacent right-of-way, shall be maintained by the owner or owner's association (if applicable), and shall be maintained as approved in the Landscape Maintenance Schedule. Any areas designated and intended for the purposes of on-site stormwater retention shall be maintained and reserved for that primary purpose. Any alteration or deterioration of those areas shall be considered a violation of this Section 12.

- B. Landscaping and irrigation systems shall be maintained in accordance with the Landscape Maintenance Schedule submitted according to Subsection 1205(C)(7) and as approved by the City.
- C. Every wall or fence shall not be allowed to become and remain in a condition of disrepair, damage or unsightliness or in any condition that violates any provision of this Zoning Ordinance or other applicable City code, ordinance or regulation. Any wall or fence, or a portion of either, that is removed for any purpose or by any means whatsoever, shall be restored to its original or upgraded condition relative to construction, material and finish.

1209 Definitions

As used only in this Section 12, the following terms shall have the meaning ascribed to them below:

- A. "Arizona Nursery Association (ANA)" means the professional trade organization dedicated to the promotion and advancement of the nursery industry for its members and the public they serve.
- B. "Cacti" means any family of plants that have fleshy stems and branches with scales or spines instead of leaves and is capable of storing water and requiring no supplemental irrigation.
- C. "Crown" means the branches, twigs and leaves that make up the foliage portion of the tree. The crown is measured by its crown spread diameter, which is the average of the widest branch spread and that perpendicular to it.
- D. "Evergreen Tree or Shrub" means a tree or shrub of a species which normally retains its leaves/needles throughout the year.
- E. "Fence" means a barrier that serves to enclose an area intended to prevent intrusion or maintain inclusion at the boundary's limits. A fence shall not be considered or used in place of a required landscape screen wall.
- F. "Groundcover, Vegetative" means living landscape materials characterized by horizontal as well as vertical growth but which generally do not exceed eighteen (18) inches in height. The intent of groundcover plants, when properly installed, is to form a continuous cover over the ground.
- G. "Groundcover, Non-vegetative" means landscape materials that are not living. These materials include, but are not limited to, decomposed granite, gravel, crushed rock, boulders, river rock or other similar materials. Pavements shall not be not considered groundcovers for the purposes of this Section.
- H. "Landscape Architect" means a person registered to practice landscape architecture in the State of Arizona.

- I. "Landscape Buffer" means a landscape area located on the perimeter of a site that serves to screen the visual impacts caused by the differences in use.
- J. "Landscape Maintenance Schedule" means a submitted and approved document describing the planting and irrigation protection plan that will cover a planting installation's short term and long term maintenance requirements.
- K. "Landscape Material" means any materials, vegetative and non-vegetative, used for the purpose of landscape improvements which may include, but shall not be limited to, the following: trees, shrubs, groundcovers, turfs, vines, berms, non-vegetative groundcover materials, irrigation equipment, fences and walls.
- L. "Landscape Plan" means a graphic representation of the development site indicating the location of all existing and proposed landscape improvements to be present on the site at the completion of the construction of the project. Such landscape plans shall consist of preliminary and final plans as set forth herein that includes all site elements that may impact the location of landscape materials.
- M. "Landscaping" means an exterior improvement of property in accordance with an approved landscape plan and utilizing approved landscape materials.
- N. "Maintenance" means the process of keeping a landscape healthy, clean, safe and attractive by landscape irrigation management, general care of landscape areas including but not limited to weeding, erosion control and revegetation, turf care maintenance, ornamental pest control, seasonal flower color programs, professional tree care and water feature maintenance.
- O. "Multiple Trunk Tree" means a tree with more than one main trunk. To be considered a multiple trunk tree, additional trunks should originate either from the soil line or no higher than twelve (12) inches above ground. Any tree that has additional trunks (scaffold branches) higher than twelve (12) inches are not considered multiple trunk trees.
- P. "Natural screen walls" are herein defined as a uniform, double row of evergreen plants planted closely together to create a consistent visual barrier. Natural screen walls shall only be used in conjunction with parking lot screens.
- Q. "Palm Tree" means a vertical palm that can reach twenty (20) feet or greater in height upon maturity.
- R. "Park Tree" is herein defined as any tree, shrub, bush and all other woody vegetation in public parks and all other public lands owned by the city, or to which the public has free access as a park.
- S. "Plant Material" means all vegetative landscaping material.

- T. "Retention Basin" means a basin designed for the retention of stormwater, having a depth in excess of eighteen (18) inches and has a permeable surface.
- U. "Shrub" means a woody plant which has several stems that rise from the ground level.
- V. "Street Tree" is herein defined as any tree, shrub, bush, and all other woody vegetation on public rights-of-way land lying between property lines on either side of all streets, avenues, or boulevards, within the city.
- W. "Tree" means a woody plant that has a single or multiple trunk(s) at ground level
- X. "Tree Height" means a tree measurement from the ground to the topmost portion of the tree. On small, multi-trunked trees, tree height is measured to the top of the main body of the crown.
- Y. "Tree Topping" means the cutting back of limbs to a point between branch collars/buds, larger than one inch in diameter within the tree's crown. Also referred to as hat racking, heading and pollarding.
- Z. "Turf" means continuous plant coverage consisting of grass species that is mowed to maintain an established height.
- AA. "View Fence" means decorative wrought iron fence panels with vertical pickets that present an opening of four (4) inches or less and are designed as an integral part of the wall.
- BB. "Wall" also referred to as "screen wall" means a solid barrier designed and constructed so as to conceal areas used for refuse, mechanical equipment, parking and service and loading bays from street and public view and to separate potential incompatible land uses.
- CC. "Xeriscape" means a landscaping method that maximizes the conservation of water by the use of site-appropriate plants and an efficient watering system.

EXHIBIT B

SECTION 12 LANDSCAPE, WALLS AND FENCES

Sections

- 1201 Purpose
- 1202 Applicability
- ~~1203 Definitions~~
- 1203 General Landscape Provisions
- 1204 Landscape Design Standards
- 1205 Landscape Plans
- 1206 Landscape Inspections
- 1207 Walls and Fences
- 1208 Maintenance
- 1209 Definitions

1201 Purpose

The purpose of this Section 12 is to provide standards and regulations for the installation of landscaping, walls and related materials for all new and expanded development within the City of Avondale. The standards and regulations of this Section 12 shall promote the following objectives:

- A. To promote the general welfare of the community.
- B. To effectuate attractive and logical development.
- C. To aid in the enhancement of property values.
- D. To create an attractive appearance along city streets.
- E. To complement the visual effect of buildings.
- F. To provide buffers between various land uses and protection from intense activities and to avoid or reduce negative impacts regarding visual, sound, privacy and/or glare to and from land uses.
- G. To aid in conserving water by encouraging the use of varieties of plants, trees and shrubs indigenous to arid regions which are characterized by low-water consumption.

1202 Applicability

- A. The provisions of this Section 12 shall apply to the following:

1. All new development or construction.
2. All building exterior remodeling, alterations, additions or expansions that:
 - a. Increase the number of stories in a building on the lot.
 - b. Increase by more than ten percent (10%) or ten thousand (10,000) square feet, whichever is less, the combined floor areas of all buildings on the lot.
 - c. Increase the ~~building or~~ parking coverage on the lot by more than two thousand (2,000) square feet.
3. All changes of occupancy in the use or development of land which require the approval of a site plan, minor land division or subdivision plat by the City.
- ~~4. Agricultural uses and single-family and two-family residences and their accessories shall comply with the walls and fences requirements of this Section with the exclusion of Section 1207(B)(4).~~
- ~~5.4. The standards and regulations of this Section 12 shall be held to be the minimum requirements necessary for the promotion of the objectives set forth in Section 1201 above.~~

B. City Center Zoning District

- ~~1. For all development within the City Center Zoning District, landscaping shall meet or exceed the development standards for street design, street trees, parks, open space, landscaping, and overall design and development guidelines as set forth in the City Center Specific Plan except as specified herein.~~

C.B. These provisions shall not apply to the following:

1. Lots or sites within an approved and unexpired Planned Area Development (PAD) which has been approved with its own landscape plan and/or written landscaping standards prior to the adoption of this Section.
2. Site Plans that include landscaping approved and/or submitted for review prior to the adoption of this Section.
3. Lots or sites subject to the provisions governing amendment to approved site plans, set forth in Section ~~106, Site Plan Review 1.~~

4. Agricultural uses and single-family and two-family residences and their accessories shall be exempt from the landscape and maintenance requirements of this Section.

~~1203~~ **Definitions**

~~As used only in this Section 12, the following terms shall have the meaning ascribed to them below:~~

- ~~A. "Arizona Nursery Association (ANA)" means a professional trade organization dedicated to the promotion and advancement of the nursery industry for its members and the public they serve.~~
- ~~B. "Cacti" means any family of plants that have fleshy stems and branches with scales or spines instead of leaves and is capable of storing water and requiring no supplemental irrigation.~~
- ~~C. "Caliper" means a standard measurement for trees based on the diameter of a tree trunk as measured a specific distance above the ground based on the type of tree. Measurement standards vary between single trunk and multi trunk tree forms. Tree calipers for standard (single) trunk trees shall be measured at the widest point within the first four (4) to six (6) inches above the soil line for trees with four (4) inch caliper and less; and six (6) to twelve (12) inches for trees greater than four (4) inch caliper. Tree caliper for multi trunk trees shall be measured at the widest point within the first six (6) inches above origination point of the second largest trunk or six (6) inches above ground if all trunks originate from the soil. Caliper of multiple trunk trees shall be determined by taking the average caliper of its two (2) largest trunks.~~
- ~~D. "Crown" means the branches, twigs and leaves that make up the foliage portion of the tree. The crown is measured by its crown spread diameter, which is the average of the widest branch spread and that perpendicular to it.~~
- ~~E. "Evergreen Tree or Shrub" means a tree or shrub of a species which normally retains its leaves/needles throughout the year.~~
- ~~F. "Fence" means a barrier that serves to enclose an area intended to prevent intrusion or maintain inclusion at the boundary's limits. A fence shall not be considered or used in place of a required landscape screen.~~
- ~~G. "Groundcover, Vegetative" means living landscape materials characterized by horizontal as well as vertical growth but which generally do not exceed eighteen (18) inches in height. The intent of groundcover plants, when properly installed, is to form a continuous cover over the ground.~~
- ~~H. "Groundcover, Non vegetative" means landscape materials that are not living. These materials include, but are not limited to decomposed granite, gravel, crushed~~

~~rock, boulders, river rock or other similar materials. Pavements shall not be not considered groundcovers for the purposes of this Section.~~

- ~~I. "Landscape Architect" means a person registered to practice landscape architecture in the State of Arizona.~~
- ~~J. "Landscape Buffer" means a landscape area located on the perimeter of a site that serves to screen the visual impacts caused by the differences in use.~~
- ~~K. "Landscape Maintenance Schedule" means a submitted and approved document describing the planting and irrigation protection plan that will cover a planting installation's short term and long term maintenance requirements.~~
- ~~L. "Landscape Material" means any materials, vegetative and non-vegetative, used for the purpose of landscape improvements which may include, but shall not be limited to, the following: trees, shrubs, groundcovers, turfs, vines, berms, non-vegetative groundcover materials, irrigation equipment, fences and walls.~~
- ~~M. "Landscape Plan" means a graphic representation of the development site indicating the location of all existing and proposed landscape improvements to be present on the site at the completion of the construction of the project. Such landscape plans shall consist of preliminary and final plans as set forth herein that includes all site elements that may impact the location of landscape materials.~~
- ~~N. "Landscaping" means an exterior improvement of property in accordance with an approved landscape plan and utilizing approved landscape materials.~~
- ~~O. "Maintenance" means the process of keeping a landscape healthy, clean, safe and attractive by landscape irrigation management, general care of landscape areas including but not limited to weeding, erosion control and revegetation, turf care maintenance, ornamental pest control, seasonal flower color programs, professional tree care and water feature maintenance.~~
- ~~P. "Multiple Trunk Tree" means a tree with more than one main trunk. To be considered a multiple trunk tree, additional trunks should originate either from the soil line or no higher than twelve (12) inches above ground. Any tree that has additional trunks (scaffold branches) higher than twelve (12) inches are not considered multiple trunk trees.~~
- ~~Q. "Palm Tree" means a vertical palm that can reach twenty (20) feet or greater in height upon maturity.~~
- ~~R. "Plant Material" means all vegetative landscaping material.~~
- ~~S. "Retention Basin" means a basin designed for the retention of stormwater, having a depth in excess of eighteen (18) inches and has a permeable surface.~~

- ~~T. "Shrub" means a woody plant which has several stems that rise from the ground level.~~
- ~~U. "Tree" means a woody plant that has a single or multiple trunk(s) at ground level~~
- ~~V. "Tree Height" means a tree measurement from the ground to the topmost portion of the tree. On small, multi-trunked trees, tree height is measured to the top of the main body of the crown.~~
- ~~W. "Tree Topping" means the cutting back of limbs to a point between branch collars/buds, larger than one inch in diameter within the tree's crown. Also referred to as hat racking, heading and pollarding.~~
- ~~X. "Turf" means continuous plant coverage consisting of grass species that is mowed to maintain an established height.~~
- ~~Y. "View Fencing" means decorative wrought iron fence panels with vertical pickets that present an opening of four (4) inches or less and are designed as an integral part of the wall.~~
- ~~Z. "Wall" also referred to as "screen wall" means a solid barrier designed and constructed so as to conceal areas used for refuse, mechanical equipment, parking and service and loading bays from street and public view and to separate potential incompatible land uses.~~
- ~~AA. "Xeriscape" means a landscaping method that maximizes the conservation of water by the use of site appropriate plants and an efficient watering system.~~

~~1204~~ 1203 **General Landscape Provisions**

~~A.~~ **Planting Criteria.**

- ~~1. All trees and plant material used within the City shall conform to the most current version of the Arizona Department of Water Resources ("ADWR") "Low Water Use/Drought Tolerant Plant List."~~
- ~~2. All trees sizes shall be in accordance with the standards as described by the Arizona Nursery Association's "Recommended Average Tree Specifications."~~
- ~~3. Plants shall be placed in such a way as to maximize survivability. (i.e. low water use plants should not be placed in drainage ways).~~
- ~~4. The following plant material varieties shall be prohibited:~~
 - ~~a. Invasive plants and noxious weeds including, but not limited to, Desert Broom (Baccharis sarothroides), Salt Cedar or Tamarisk~~

- (Tamarix sp.), Giant Reed (Arundo donax), Mexican Palo Verde (Parkinsonia aculeata), Buffelgrass (Pennisetum ciliare), Fountain Grass (Pennisetum setaceum), African Sumac (Rhus lancea), Russian Olive (Elaeagnus angustifolia) and Tree of Heaven (Ailanthus altissima).
- b. Mulberry Trees (Morus sp.).
 - c. Olive Trees (Olea europaea) with the exception of the Swan Hill™ and Wilson™ Olive varieties.
5. Plant material that meets the planting criteria as set forth herein, but which is not found on the current ADWR Low Water Use/Drought Tolerant Plant List may be found acceptable, subject to by approval of the Zoning Administrator or authorized designee. Any material considered an invasive species shall not be permitted.
6. Tree Size Minimum Standards.
- a. All single trunk trees shall be two (2) inch caliper minimum size.
 - b. All multi-trunk trees shall be one and one-half (1-1/2) inch caliper minimum.
 - c. Caliper shall mean a standard measurement for trees based on the diameter of a tree trunk as measured a specific distance above the ground based on the type of tree. Measurement standards vary between single trunk and multi-trunk tree forms. Tree calipers for standard (single) trunk trees shall be measured at the widest point within the first four (4) to six (6) inches above the soil line for trees with four (4) inch caliper and less; and six (6) to twelve (12) inches for trees greater than four (4) inch caliper. Tree caliper for multi-trunk trees shall be measured at the widest point within the first six (6) inches above origination point of the second largest trunk or six (6) inches above ground if all trunks originate from the soil. Caliper of multiple trunk trees shall be determined by taking the average caliper of its two (2) largest trunks.
 - ~~d.e.~~ All trees shall be specified in the schedule of plant material (required as part of the Preliminary Landscape Plan and the Final Landscape Plan) by caliper, height and by any other relevant features which defines the exact plant material being proposed. Trees specified by nursery container sizes only shall not be accepted.
 - ~~e.e.~~ All Mexican Fan Palms (Washington Robusta), California Fan Palms (Washingtonia Filifera) and Queen Palms (Cocos Plumosa) shall have

a minimum eight (8) foot trunk height measured from the base of the trunk to the base of the fronds.

7. Trees shall have crowns that are full and symmetrical, meet the caliper and height criteria as specified on the drawings and meet or exceed industry standards. Shrubs shall be full with strong root growth and meet the criteria as specified on the drawings.
8. Shrub and Vegetative Groundcover Minimum Criteria.
 - a. All shrubs shall be no less than five gallon in size.
 - b. All groundcover shall be no less than 5-gallon in size. Four (4) 1-gallon container plants may be substituted for one (1) 5-gallon container plant.
9. No artificial plant materials may be used to satisfy the requirements of this Section, with the exception of artificial turf at recreational facilities if approved by the Zoning Administrator or authorized designee.

B. Ground Level Treatment.

1. General.
 - a. All landscaped areas shall be composed of a combination of plant materials and non-vegetative ground cover designed to accomplish the objectives set forth in Section 1201 above and to the minimum standards as set forth below.
 - b. All landscaped areas shall be finished with a natural topping material including but not limited to the following: turf, groundcover, planting, decomposed granite, river run rock, expanded shale, native stone or bark as set forth herein. A post-emergent herbicide shall be applied to the ground after the placement of non-vegetative ground cover materials in any landscaped area to prevent weeds.
2. Materials.
 - a. Decomposed Granite shall be three-quarter (3/4) inch select material or larger and installed a minimum of two (2) inch depth.
 - b. Any river rock material used as non-vegetative groundcover must that is be embedded in concrete shall be to a depth of two-thirds (2/3) the dimension of the rock to prevent its removal or relocation. Each rock shall not be spaced further than three-quarter (3/4) inch from another rock. When installed in loose form, material depth

shall be no less than 4 (four) inches, and if removed shall be reinstalled at the owner's expense.

- c. The use of turf shall be restricted according to the provisions as set forth herein. Sod shall be specifically cultivated to thrive in the conditions present at the particular site. The use of non-native and/or high water consumptive turf is discouraged. The applicant must provide information regarding the composition of a sod as part of the detailed plant list as required. The use of seed for turf installation shall be prohibited.
- d. Other non-vegetative groundcover materials may be used subject to approval by the Zoning Administrator or authorized designee.

- 3. The installation of turf shall be limited to the following uses: single-family residences and their accessories, outdoor recreation facilities including parks and golf courses, schools, churches, resorts, and retention basins and basin slopes.

- a. Turf may be utilized at commercial and business park developments and shall occupy no more than 25%.

C. Irrigation.

- 1. All landscaping shall be serviced with a permanent underground automated irrigation system designed in compliance with the "Minimum Standards for Landscape Irrigation" as published by the Arizona Chapter of the American Society of Irrigation Consultants. A backflow prevention assembly shall be provided and caged according to standard details adopted by the City. All irrigation systems and landscaped areas shall be designed, constructed and maintained so as to promote water conservation and prevent water overflow or seepage into the street, sidewalk or parking areas.
- 2. Any areas requiring restoration of natural vegetated areas shall require irrigation for at least three (3) years, unless the Zoning Administrator or authorized designee determines that the vegetation has become sufficiently established at an earlier date.

~~1205~~ 1204 Landscape Design Standards

A. General.

- 1. Design Manuals.
 - a. All landscaping for single-family residential development shall meet or exceed the guidelines for landscaping as set forth in the City's Single-Family Residential Design Manual.

- b. All landscaping for commercial, employment and/or multi-family development projects shall meet or exceed the guidelines for landscaping as set forth in the City's Commercial/Industrial/Multi-Family Design Manual.
2. All development projects shall provide landscaping in all portions of the development site not required for buildings, structures and loading and vehicular access ways in accordance with the required landscape improvements as set forth herein.
3. Areas covered by decomposed granite or similar material shall not have open spaces in between plants that exceed more than seven (7) feet in any direction as measured between plant canopies at maturity excluding retention basin bottoms.
4. Plant material shall be utilized to aid screening of parking, dumpster enclosures, outdoor storage areas, alleys, infrastructure such as utility cabinets, transformers, ~~and backflow preventors~~, and service and utility areas. Coordinate this screening requirement with the appropriate utility authorities to avoid planting conflicts.
5. When the primary entrance of a building is more than one hundred fifty (150) feet from the nearest point of a public sidewalk, and the entrance is accessed by a pathway traversing a parking lot, then an overhead shade structure or tree canopy is required along the pathway. Shade elements may include opaque structures (e.g., arbor, pergola, portico, awning, canopy) and/or shade trees planted with a minimum of one (1) tree provided for every twenty-five (25) feet of lineal pathway. Tree location and spacing shall be established through the development plan review.
- ~~6.5.~~ Landscaping shall be designed and maintained in accordance with the height, location and sight visibility requirements as set forth herein.
- ~~7.6.~~ A minimum of sixty-five percent (65%) of all shrub material shall be arranged in massings. Shrubs shall be massed together with no less than five (5) shrubs per massing. Each shrub will be placed no further apart than fifty percent (50%) of the mature size of the selected material. ~~Distances between shrub massings shall not exceed seven (7) feet in any direction.~~ For the purpose of this Section 12, two (2) vines may be substituted for a required shrub when located adjacent to a solid wall.
- ~~8.7.~~ Groundcover material shall be arranged in massings. A groundcover massing shall cover a minimum area of three hundred (300) square feet. Each groundcover plant shall be placed no further apart than fifty percent (50%) of the mature size of the selected material. Distances between groundcover massings shall not exceed seven (7) feet in any direction.

- 9.8. Mounding and contouring of landscaped areas shall be required. Slopes shall not exceed a four to one (4:1) side slope ratio ~~unless bank stabilization methods are implemented.~~
- 10.9. Landscaped areas shall not be used for parking of vehicles, display of merchandise or other uses detrimental to the landscaping.
- 11.10. A minimum of fifteen percent (15%) of plant material shall be cacti or other succulents. Thorny plants and cacti shall not be planted where their mature spread would be closer than four (4) feet from any walkways or parking area curbing.

B. Required Landscape Improvements per Zoning Districts

- ~~1. Commercial Zoning Districts. For all development within the Commercial Zoning Districts (R-O, C-O, C-1, C-2, C-3) a minimum of one (1) tree per five hundred (500) square feet of required on-site landscaped areas shall be provided. This number of trees shall not include the trees required in a landscape buffer, parking lot, street frontage or right of way planting as specified in this Section 12.~~
- ~~2. Employment Zoning Districts. For all development within the Employment Zoning Districts (CP, A-1) a minimum of one (1) tree per four hundred (400) square feet of required on-site landscaped areas shall be provided. This number of trees shall not include the trees required in a landscape buffer, parking lot, street frontage or right of way planting as specified in this Section 12.~~
- 3.1. Single-family Residential Zoning Districts. For all development within the Single-Family Residential Zoning Districts (AG, R1-35, R1-15, R1-8, R1-6, R1-5) a minimum of three (3) trees per dwelling unit shall be provided. One (1) of the required trees per lot shall be placed in commonly held and maintained landscaping areas between the lot and any drive or street that serves as an access for the lot, if such common area exists.
- 4.2. Multi-family Residential Zoning Districts. For all development within the Multi-family Residential Zoning District (R-2, R-3, R-4) a minimum of one and one-half (1-1/2) trees per dwelling or guest unit shall be provided. This number of trees shall not include the trees required in a landscape buffer, parking lot, ~~street frontage~~ landscape setback or right-of-way planting as specified in this Section 12.
- 5.3. City Center District.
 - ~~a. For all development within the City Center District, landscaping shall meet or exceed the design guidelines and requirements for street~~

~~design, street tree criteria, parks, open space, landscaping, and overall design and development guidelines as set forth in the City Center Specific Plan.~~

- a.b. All landscape material shall meet or exceed the requirements as set forth herein for General Landscape Provisions.
- b.e. All landscape maintenance standards shall meet or exceed the requirements as set forth herein. An approved Landscape Maintenance Schedule shall be submitted and approved as set forth herein.

C. Required Landscape Areas

1. General. All development projects shall provide on-site landscaped areas located in accordance with the following standards and requirements:
 - a. For CP development within the Employment Zoning District, landscaped areas shall be provided on the site in an amount equal to or greater than fifteen percent (15%) of the ground floor area of all buildings or ten percent (10%) of the net site area, whichever is greater.
 - b. For A-1 development within the Employment Zoning District, landscaped areas shall be provided on the site in an amount equal to or greater than ten percent (10%) of the ground floor area of all buildings or five percent (5%) of the net site area, whichever is greater.
 - c. For all developments within the Multi-family Residential Zoning Districts (R-2, R-3, R-4), landscaped areas shall be provided on the site in an amount equal to or greater than twenty percent (20%) of the net site area; and shall be increased by five percent (5%) for each additional floor over one-story to a maximum of fifty percent (50%) of the net site area.
 - d. For all development within all other zoning districts, landscaped areas shall be provided on the site in an amount equal to or greater than twenty percent (20%) of the net site area.
 - e. Future building pads within a phased development shall be improved with decomposed granite as specified below herein.
 - f. Street frontage requirements shall be as specified below.

2. Street Right-of-Way Landscaping.

- a. The landscaping of all street rights-of-way contiguous with the proposed development site not used for street pavement, curbs, gutters, sidewalks, transit facilities or driveways or other facilities as required shall be landscaped as set forth herein.
- b. The installation of street trees shall be required in an amount equal to or greater than one (1) tree and five (5) shrubs for every thirty (30) feet of street frontage. This minimum quantity of trees shall be located in the street right-of-way landscaped area and shall be designed and located to enhance the proposed development project and street frontage. Trees must be planted in areas greater than six (6) feet in width when located between the back of curb and face of meandering or detached sidewalk.
- c.b. No trees shall be located within the established public utilities easement. Shrubs and groundcover are permissible.
- d.e. Median landscaping shall be designed with colorful and contrasting plant and pavement materials, planted and maintained in such a way so as not to obstruct visibility at median breaks or to create safety issues. Integrate paving materials with planting to create a unique roadway feature. Paving shall be colorful, interlocking concrete pavers or cobbled paving as approved by the Zoning Administrator or authorized designee.
- e.e. The minimum width for a planted median is ~~five (5)~~ six (6) feet. Median width is measured from the back of median curb to back of median curb.
- f.e. Medians less than ~~five (5)~~ six (6) feet in width shall not be planted. Ground level treatment shall be decorative material as approved by the Zoning Administrator or authorized designee.
- g.f. Medians ~~five (5)~~ six (6) to ten (10) feet in width shall have no trees unless otherwise approved by the Zoning Administrator or authorized designee; provided, however, that in no event shall trees be planted in a median with a width less than eight (8) feet. Shrubs shall be provided at one (1) per two hundred and fifty (250) square feet of area and shall meet the requirements as set forth herein.
- h.g. Medians greater than ten (10) feet in width shall have a minimum number of trees provided at one (1) tree per twenty-five (25) linear feet of median length; ~~provided that there shall be no less than three (3) trees in a single median.~~ Trees shall meet the requirements as set forth herein. Shrubs shall be provided at one (1) per two hundred

and fifty (250) square feet of area and shall meet the requirements as set forth herein.

- i. At phased arterial medians, landscaping shall be located within a 16 (sixteen) foot wide planting zone centered within the median.

3. Street Frontage Landscape Setback.

- a. Landscaping shall be planted along all street frontage in a designated landscape setback zone as approved through the development plan review process. The landscape setback shall be measured from the back of the right-of-way line. Shrubs and groundcover may be integrated into the right-of-way street trees landscape.
- b. Parking and maneuvering areas shall not be permitted in the landscape setback except access drives and access walkways.
- c. ~~Landscaping installed in the street frontage shall not be used to satisfy the aggregate landscape area requirements as set forth herein.~~ Plantings in the landscape setback may be integrated into the right-of-way landscaping adjacent to this area.
- d. The landscape setback shall be a minimum width along a particular street frontage and shall be established and maintained along all classified streets between any building and/or structure, on-site parking area or outdoor storage area and the nearest point of the property line. Landscape setbacks shall be as follows:
 - i. Single-family residential developments: For arterial streets, a landscape setback of thirty (30) feet shall be required. For collector streets, a landscape setback of fifteen (15) feet shall be required.
 - ii. Multi-family, commercial and employment developments: For arterial and collector streets, a landscape setback of twenty (20) feet shall be required; provided, however, that a larger landscape setback is encouraged and any additional landscape setback provided may be used to satisfy the aggregate site design area requirements as set forth in Section 7 of this Zoning Ordinance.
 - iii. The landscape setback requirements shall not be applied to ~~individual single family lots, the City Center District and the OTAB and Cashion Districts requirements.~~
- e. The installation of trees, shrubs and vegetative groundcover shall be required ~~for all applicable projects~~ in an amount equal to or greater

than one (1) tree and ten (10) shrubs for every twenty (20) feet of street frontage and vegetative groundcover as required to meet a minimum of sixty-five percent (65%) of the total street frontage landscaped area. This minimum quantity of trees, shrubs and vegetative groundcover shall be ~~located in the street right-of-way landscaped area and shall be~~ designed and located to enhance the proposed development project and ~~the streetscape~~ street frontage.

- f. All ~~street frontage~~ landscaping located in the landscape setback adjacent to driveway exits, street intersections and sight visibility easements shall be designed, installed and maintained in a manner that preserves sight line visibility.

4. Arterial Intersections.

- a. ~~At the intersection of two (2) arterial roads, a planting easement shall be provided at each corner. The planting easement shall cover the area contained within a triangle drawn as follows: Beginning at the point where lines drawn from the back of the street curbs adjacent to each corner intersect (the "Starting Point") and measuring fifty (50) feet along each street curb from the Starting Point (each such point being referred to as an "End Point") and then completing the triangle by connecting the End Points. Landscaping shall be enhanced at~~ arterial intersections as determined through development review.
- b. Landscape and planting materials shall be provided in this landscape easement in quantities not less than those required for a median greater than ten (10) feet in width, as set forth above.
- c. All landscape treatments within this planting easement shall meet the requirements adopted by the City relating to sight visibility.

5. Land Use Buffers.

- a. Minimum landscape buffers shall be required along all property lines of a site developed for Multi-family Residential, Commercial or Employment Zoning Districts or uses when such property lines are "contiguous" with any Single-family Residential use or Single-family Residential Zoning District. For the purpose of this subsection 12054(C)(5), contiguous shall include properties separated only by an alley. Buffers shall be required as follows:
 - i. Fifteen (15) feet where any Multi-family Zoning District or use abuts a Single-family Zoning District or use.

- ii. Twenty-five (25) feet where any Commercial Zoning District or use abuts a Single-family Residential Zoning District or use.
 - iii. Thirty-five (35) feet where any Employment Zoning District or use abuts a Single-family Residential Zoning District or use.
 - iv. Forty (40) feet where any loading docks, trash enclosures and service drives abut a Single-family Residential Zoning District or use.
- b. No landscape buffers shall be required for Multi-family residential uses contiguous with other Multi-family Zoning Districts or uses; provided, however, that a screen wall shall be required at the property boundaries.
 - c. The landscape buffer areas as set forth herein shall provide a vegetative screen improved with a minimum of one (1) screening tree spaced at each fifteen (15) foot interval of the property boundary being screened.
 - d. A landscape buffer screen wall shall be designed and constructed in accordance with the provisions as set forth herein and shall be required along all property lines of a site developed for multiple-family, residential, commercial or employment uses when such property lines are contiguous with or separated only by an alley from a Single-family Residential development or zoning district.
 - e. Parking and maneuvering areas shall not be permitted in the landscape buffer.
6. Parking Lot Landscaping and Parking Structures.
- a. Parking lots shall have landscape treatments that provide shade and allow for natural surveillance. Except as otherwise provided in this Section, a minimum of fifteen percent (15%) of all parking lot areas shall be landscaped. This requirement is exclusive of any on-site landscape area requirement as set forth herein.
 - b. ~~Parking lots shall be designed and constructed in accordance with Section 8, Off Street Parking.~~ Parking islands shall be installed at least every ten (10) consecutive parking spaces; such islands shall be a minimum of five (5) feet wide and contain a minimum of fifty (50) square feet in area.

- ~~e. All parking lots shall be separated from adjacent residential uses or zoning districts by a twenty (20) foot landscaped strip planted with a minimum of one (1) tree every fifteen (15) linear feet and a screen wall as specified herein.~~
 - c. Parking areas shall include a minimum of twenty (20) foot wide landscaped medians to divide large parking fields into groupings of 200 parking spaces or less. Medians must be oriented for pedestrian use and navigation and must include sidewalks. The Zoning Administrator or authorized designee may waive this requirement for any project where buildings or pedestrian plazas serve to break the parking field into groupings of 200 spaces or less.
 - d. A minimum of one (1) tree shall be provided for every five (5) parking spaces, exclusive of perimeter landscaping and street trees. Trees must be planted within landscape planting islands throughout the parking lot.
 - e. Landscape planting islands shall include, at the time of installation, a minimum of (a) one (1) tree, three (3) shrubs and five (5) groundcovers for a planting island with parking on only one side and (b) two (2) trees, three (3) shrubs and five (5) groundcovers for a planting island with parking on more than one side. All groundcovers in parking lot landscape planting islands shall not exceed two (2) feet in height and be of a species that will not grow to interfere with natural surveillance of the parking lot.
 - f. Tree trunks shall not be placed closer than fifteen (15) feet, measured horizontally, from a light source. Trees and lighting shall be located to avoid conflicts with one another and to avoid conflicts with existing and proposed structures.
 - g. Shrubs and trees shall not be planted within the two (2) feet overhang at the head of a parking stall.
 - h. Parking structures shall have perimeter landscaping, consistent with building setbacks and which shall be designed to provide partial screening of walls and vehicle lights, shade along sidewalks and natural surveillance into parking structures.
7. Retention Basins. All on-site water retention areas, other than paved surfaces shall be entirely landscaped and shall comply with the following criteria:
- a. The retention areas shall not occupy more than fifty percent (50%) of the on-site street frontage landscape area, unless approved by the

Zoning Administrator or authorized designee where shallow depths for multi-use are proposed for the basin.

- ~~b. All retention areas shall maintain slopes no steeper than a six to one (6:1) ratio when adjacent to public rights-of-way or where there is pedestrian access to that portion of the basin. Side slopes adjacent to walls, fences, hedges and other areas with limited pedestrian access may have side slopes up to a four to one (4:1) ratio.~~
- ~~c. Provide a minimum five (5) foot wide level area at the top of the basin slope.~~
- ~~d. No sidewalk or walkway shall be located closer than five (5) feet to the top of any adjacent basin slope.~~

8. Building Frontage.

- a. Foundation planting shall be required adjacent to buildings fronting on public streets. A minimum of fifty percent (50%) of the building frontage shall be landscaped as set forth herein.
- b. Foundation planting shall include trees, shrubs and groundcover. The minimum width for any foundation planting area shall be ten (10) feet. Vehicle overhang is not permitted.
- c. Foundation planting may include a level bed, raised planters, planted pots with trees and shrubs or a combination of these treatments.

9. Site Visibility Easements. All landscaping and landscaping materials installed in a City of Avondale Sight Visibility Triangle and/or within an Arizona Department of Transportation Sight Distance Triangle shall be installed and maintained so that no shrub or groundcover shall exceed two (2) feet in height and all trees shall be limbed up to seven (7) feet clear.

~~1206~~ 1205 Landscape Plans

- A. General Landscape Plan Requirements. Landscape plan submittals consisting of a preliminary landscape plan, a final landscape plan and a landscape maintenance schedule shall be prepared, submitted and approved for all applicable development projects in accordance with the procedures and requirements set forth herein and as required under Section 1 of this Zoning Ordinance. All plans shall be stamped and signed by a registered Landscape Architect licensed in the State of Arizona.
- B. Preliminary Landscape Plan. The Preliminary Landscape Plan shall illustrate the site layout and amenities (including all walls within the landscape areas), plant material and plant locations. The Preliminary Landscape Plan shall include the following information:

1. Proposed locations for all landscaping material, organic and inorganic, used on the site.
 2. A specific schedule of all plant material, which shall be identified by common and botanical name and shall clearly indicate the quantities and sizes of each to be installed.
 3. Preliminary locations of all easements on the site including, but not limited to, public utility easements, drainage easements, roadway easements and United States of America irrigation easements.
 4. A completed planting data sheet.
 5. Site lighting locations for coordination purposes.
 6. Locations of all above grade detention/retention stormwater basins.
 7. All preliminary utility locations that impact the locations of any plant material including but not limited to transformers, backflow preventers and light and sign poles.
 8. Any other pertinent information as requested by the Zoning Administrator or authorized designee as necessary to evaluate the landscaping.
- C. Final Landscape Plan. The Final Landscape Plan shall be submitted concurrently with all other required site improvement and construction plans at the time of application for a building permit. Any alterations to the approved Preliminary Landscape Plan must be approved by the Zoning Administrator or authorized designee prior to the Final Landscape Plan submittal. The following information shall be added to the Final Landscape Plans for review:
1. Revised locations, if any, for all landscaping material, organic and inorganic, used on the site.
 2. Any revisions to the schedule of plant material.
 3. Final locations of all easements on the site, including but not limited to public utility easements, drainage easements, roadway easements and United States of America irrigation easements.
 4. Final utility locations including but not limited to transformers, backflow preventors, lights and all signs.
 5. A sheet of landscape details and corresponding construction notes. All required City notes are to be shown on all sheets.

6. An irrigation plan, irrigation detail plan and corresponding sheet of irrigation construction notes shall be provided indicating the layout and details of the irrigation system including the type and location of all materials utilized.
7. A Landscape Maintenance Schedule, including, at a minimum:
 - a. A landscape maintenance narrative that describes the theme of the selected plant palette and the overall design intent (i.e. preserving the natural characteristics of each material).
 - b. The approved plant list including plant size, irrigation emitter allocation and specific plant maintenance notes.
 - c. A monthly maintenance schedule describing seasonal maintenance requirements per material such as, but not limited, to fertilization, pruning and irrigation adjustments.
8. Any other pertinent information as requested by the Zoning Administrator or authorized designee as necessary to evaluate the Final Landscape Plans.

~~1207~~ 1206 **Landscape Inspections**

- A. All projects required by this Section 12 to be landscaped must be inspected and receive approval from the Zoning Administrator or authorized designee prior to a Certificate of Occupancy being issued by the City. Such inspections shall be requested by the applicant at least forty-eight (48) hours in advance.
- B. The Zoning Administrator or authorized designee shall refuse to approve any project not meeting the provisions set forth herein. The Zoning Administrator or authorized designee shall also reject landscape materials that are substandard as to size, condition or appearance.
- C. The applicant may request an pre-inspection of materials either on site or at the supplier; provided, however, that any such pre-inspection shall only provide assurance as to the type of landscape materials and shall not constitute an acceptance of the final landscaping as installed.

~~1208~~ 1207 **Walls and Fences**

- A. In all locations where walls are either required by this subsection or desired by the property owner, the walls shall conform to all provisions as set forth herein.
- B. General Wall and Fence Design Standards.

1. All landscape walls and fences for single-family residential development shall meet or exceed the guidelines for landscaping as set forth in the Single-Family Residential Design Manual for the City of Avondale.
2. All landscape walls and fences for Commercial, Employment and/or Multi-family development projects shall meet or exceed the guidelines for landscaping as set forth in the Design Manual for Commercial/Industrial/Multi-Family for the City of Avondale.
3. All walls and fences shall meet all current building code material and construction standards. Minimum finished wall thickness shall be no less than six (6) inches.
4. All walls shall be articulated to create visual interest by means such as but not limited to a change in plane, curves, material accents, regularly spaced pillars or sculptural insets.
 - a. All walls along arterial or collector streets, except Perimeter Walls at Single-family Residential Developments described in subsection 1208 Z(E) below, with a continuous length greater than one hundred and fifty (150) feet shall use an undulating pattern at minimum intervals of fifty (50) feet to provide variety and visual interest. The undulation depth parallel to the street line shall be a minimum of three (3) feet.
 - ~~b. Walls shall be opaque and linear when separating one property from another.~~
 - b.e. A minimum of three (3) different materials is required for every wall on site. Materials shall be masonry block that is six (6) or eight (8) inches wide, concrete, precast concrete, stone or a similar solid, durable, equal or better quality material and shall conform to the following:
 - i. Wall materials shall match the primary building on-site and related site features.
 - ii. Color variation shall not constitute a change in materials. Textural variation shall constitute a change in materials for up to two (2) materials.
 - iii. Material accents, sculptural insets and other aesthetic wall enhancements shall be considered a separate material use as approved by the Zoning Administrator or authorized designee.
 - iv. Walls that are completely veneered with stone, brick or finished with other similar quality materials may be excluded

- from this requirement if approved by the Zoning Administrator or authorized designee.
- v. Concrete and masonry walls shall be stuccoed with a smooth finish and painted to match the primary on-site buildings; provided, however, that the use of stuccoed walls is limited to fifty percent (50%) of the required wall lengths.
 - vi. Split-faced, grid or similar decorative types of block shall not be stuccoed and/or painted.
5. Walls shall be opaque and linear when separating one property from another. All walls shall have a decorative cap not to exceed the maximum wall height allowed. Solid concrete or precast concrete walls shall be articulated so a wall cap is represented.
6. An ornamental iron fence with veneered and capped, masonry pillars may be approved as a substitute for an opaque wall if the wall is not required for visual screening such as for land use buffer requirements, service areas, trash enclosures, outdoor storage areas or parking areas.
- a. Pillars shall be spaced as follows ~~no greater than twenty five (25) feet on center:~~
 - i. 1 pillar/25 feet (minimum 2) if less than 100 linear feet;
 - ii. 1 pillar /50 feet (minimum 4) if 100-1000 linear feet;
 - iii. 1 pillar/100 feet (minimum 20) if greater than 1000' linear feet.
 - iv. A reduction in pillars may be allowed for fencing greater than 1000 linear feet if fencing is not visible from a public street as determined by the Zoning Administrator or authorized designee.
 - b. The fence and pillar treatment as set forth herein may be used where a Multi-family Residential development is contiguous with other Multi-family Residential Zoning Districts or uses.
7. Gates: In those instances where a wall is erected as an enclosure, a gate of equal height shall be required in order to secure the enclosure. The gate shall be an opaque, non-wooden material and shall be compatible with the design of the buildings and related site features.
8. ~~Wire~~ Vinyl-coated Chain Link Fencing: The use of ~~wire~~ vinyl-coated chain link fencing is restricted to single-family residential lots and recreational sport courts (i.e. tennis, basketball, volleyball, etc.) and shall be vinyl coated. The height limitation may be exceeded when fencing is built around tennis courts along the rear and side yards only and by approval of the Zoning

Administrator or authorized designee. Vinyl coating for ~~wire~~ fencing shall be black, dark brown or dark green.

9. Barbed Wire Fences: Barbed wire shall be prohibited except for temporary construction sites in all zoning districts, provided that the barbed wire is located six (6) feet or more above grade. If barbed wire has not been removed from the site at the time of final inspection, a certificate of occupancy shall not be issued.

C. General Wall and Fence Height Standards.

1. The maximum height of any freestanding wall or fence shall be measured from the highest adjacent finished surface of the ground, paving or sidewalk within twenty (20) feet of the base of the wall.
2. Walls in a required front yard building setback, including walls for single-family dwellings, shall be three (3) feet-six (6) inches maximum in height. An increase in the maximum height may be permitted subject to review and approval by the Zoning Administrator or authorized designee. Notwithstanding this authority, the maximum height that may be approved is six (6) feet. For all heights above three (3) feet-six (6) inches, the property owner shall demonstrate that a natural surveillance to the street will be maintained by incorporating openings, providing transparent materials or varying height/materials.
3. In areas behind a required front yard building setback and within the required rear and side yards, including walls for single-family dwellings, the maximum height of walls shall be six (6) feet, except where a taller wall is necessary to screen service areas. For single-family uses, the maximum height shall be eight (8) feet when adjacent to an arterial road.
4. A masonry wall shall be required for through lots with rear lot lines adjacent to an arterial street, and the maximum height of such rear wall shall be eight (8) feet.
5. All walls shall be subject to review and approval through development plan review. Any wall in excess of six (6) feet shall require a building permit, as required by the City's adopted Building Code.

D. Land Use Buffer ~~Screen~~ Walls. ~~Screen walls~~ Walls required in landscape buffers as set forth herein shall be located along all common property lines and shall meet the following height requirements:

1. Six (6) feet when a screen wall separates a Single-family Residential District or use from a Commercial and/or Multi-family Residential District or use. The Zoning Administrator or authorized designee may determine that an 8 (eight) foot wall may be warranted in certain cases.

2. Eight (8) feet when a screen wall separates a Single-family Residential District or use from an Employment District or use.
 3. Six (6) feet when along interior property lines separating individual development sites.
- E. Perimeter Walls at Single-family Residential Developments.
1. Perimeter walls shall be architecturally enhanced with landscaping and materials that complement the development's architecture, provide a distinct design that represents the specific community and meet the intent of design standards as specified herein.
 2. Eight (8) foot tall, six (6) inch thick walls required along all arterials.
 3. Six (6) foot tall, six (6) inch thick walls are required along all collectors and local streets.
 4. Perimeter walls shall stagger at least once every one hundred (100) feet, with a design that employs a design/pattern every six hundred (600) feet and a column every three hundred (300) feet. A minimum of a four (4) inch pilaster cap and four (4) inch block cap is required.
 5. Accent materials shall be brick, stone, tile, travertine or other materials ~~sustainable~~ durable in a desert environment.
 6. All perimeter walls shall be constructed concurrent with the associated phase of development.
 7. Theme walls shall be installed in all areas visible from public view with enhanced landscaping to compliment the architecture and related on site features.
 8. View ~~fencing~~ fence shall be integrated into a development along open space areas with wrought iron or other decorative materials that promote views corridors and safety.
- F. Parking Lot Screens. All on-site parking areas adjacent to any street shall be screened from street views according to the provisions as set forth herein. This standard can be met through the use of the following screening methods, which may be used individually or in combination:
1. Parking lot screen walls shall be a minimum of three (3) feet-6 (six) inches in height constructed of masonry or concrete, be a minimum of six (6) inches in thickness and incorporate offsets and relief as specified herein. Fifty percent

(50%) of all required walls shall have specialty details, decorative materials, surface articulation and/or aesthetic interest.

2. Open areas or portals for natural surveillance and pedestrian access to the site shall be provided as required by the Zoning Administrator or authorized designee.
 3. Earth berms, if used in lieu of or in conjunction with screen walls, shall have a maximum slope of four to one (4:1) ratio ~~and minimum width of twenty-five (25) feet~~. Berms are allowed only when there is sufficient area to create a three-foot, six-inch (3'6") tall berm.
 4. A landscape berm or natural screen wall may be used in conjunction with a manmade screen wall, but for only forty (40) percent of the required wall length as approved by the Zoning Administrator or authorized designee. The natural wall must meet the screening and height requirements as specified herein.
- G. Outdoor Storage Areas. All outdoor storage areas for materials, vehicles, trailers, equipment, trash or other similar items shall be enclosed by a masonry or concrete wall with an opaque gate to screen the view of these uses from public rights-of-way and adjoining residential, commercial and mixed-use districts. This wall and gate shall be a minimum of eight (8) feet tall but not to exceed ten (10) feet tall, measured from the highest adjacent grade within twenty (20) feet or street curb, whichever is higher.
- H. Service Areas. All service bays, loading docks, delivery and refuse areas shall be screened from street view by a minimum of a six (6) foot high masonry wall. Site conditions and surrounding uses will be used to determine maximum height of walls adjacent to loading areas, service bays, mechanical equipment, etc. that are required to be screened.
- I. Utility Cabinets. All utility cabinets including but not limited to transformers, shall be screened by architectural metal fencing, walls that match nearby perimeter or screen walls, berming and/or dense landscaping as determined at development plan review. Screening shall not conflict with access requirements.
- J. Alleys. Screening requirements along alleys shall be the same as for land use buffers.
- K. Manufactured Homes. Perimeter boundaries of all manufactured home parks shall contain a screening and security wall that conforms to the criteria and requirements as set forth herein.

~~1209~~ 1208 Maintenance

- A. Landscaped areas shall be maintained as follows:

1. All landscape material shall be maintained according to the standards as set forth herein on the approved Landscape Maintenance Schedule.
 2. All landscape areas and material shall be maintained in a healthy, neat, clean and weed-free condition.
 3. Permanent modifications and/or removal of existing landscaping, other than necessary for utility, infrastructure, or other repairs caused by unforeseen damages, shall require prior approval by the Zoning Administrator or authorized designee. Any approved landscaping that has been permanently removed for any reason without the Zoning Administrator's or authorized designee's approval shall be reported to Code Enforcement and a Notice of Violation may be issued. Material replacement shall be in kind and not less than the minimums as set forth herein, at the owner's expense. Planting shall be replaced per the approved landscape plan.
 4. Any plant material determined by the Zoning Administrator or authorized designee to be unhealthy or in decline shall be replaced in kind and not less than the minimums as set forth herein, at the owner's expense. This includes but is not limited to natural screen walls.
 5. Plant material shall be pruned according to the approved Landscape Maintenance Schedule. Plants shall not be severely pruned such that the natural growth pattern or characteristic forms are significantly altered.
 6. Tree topping is prohibited. Any tree that has been altered by this measure shall be immediately removed and replaced in kind with a new tree, at the owner's expense.
 7. Landscape areas on-site, as well as in the adjacent right-of-way, shall be maintained by the owner or owner's association (if applicable), and shall be maintained as approved in the Landscape Maintenance Schedule. Any areas designated and intended for the purposes of on-site stormwater retention shall be maintained and reserved for that primary purpose. Any alteration or deterioration of those areas shall be considered a violation of this Section 12.
- B. Landscaping and irrigation systems shall be maintained in accordance with the Landscape Maintenance Schedule submitted according to Subsection ~~1206~~ 1205(C)(7) and as approved by the City.
- C. Every wall or fence shall not be allowed to become and remain in a condition of disrepair, damage or unsightliness or in any condition that violates any provision of this Zoning Ordinance or other applicable City code, ordinance or regulation. Any wall or fence, or a portion of either, that is removed for any purpose or by any means whatsoever, shall be restored to its original or upgraded condition relative to construction, material and finish.

1209 Definitions

As used only in this Section 12, the following terms shall have the meaning ascribed to them below:

- A. "Arizona Nursery Association (ANA)" means the professional trade organization dedicated to the promotion and advancement of the nursery industry for its members and the public they serve.
- B. "Cacti" means any family of plants that have fleshy stems and branches with scales or spines instead of leaves and is capable of storing water and requiring no supplemental irrigation.
- C. "Crown" means the branches, twigs and leaves that make up the foliage portion of the tree. The crown is measured by its crown spread diameter, which is the average of the widest branch spread and that perpendicular to it.
- D. "Evergreen Tree or Shrub" means a tree or shrub of a species which normally retains its leaves/needles throughout the year.
- E. "Fence" means a barrier that serves to enclose an area intended to prevent intrusion or maintain inclusion at the boundary's limits. A fence shall not be considered or used in place of a required landscape screen wall.
- F. "Groundcover, Vegetative" means living landscape materials characterized by horizontal as well as vertical growth but which generally do not exceed eighteen (18) inches in height. The intent of groundcover plants, when properly installed, is to form a continuous cover over the ground.
- G. "Groundcover, Non-vegetative" means landscape materials that are not living. These materials include, but are not limited to, decomposed granite, gravel, crushed rock, boulders, river rock or other similar materials. Pavements shall not be not considered groundcovers for the purposes of this Section.
- H. "Landscape Architect" means a person registered to practice landscape architecture in the State of Arizona.
- I. "Landscape Buffer" means a landscape area located on the perimeter of a site that serves to screen the visual impacts caused by the differences in use.
- J. "Landscape Maintenance Schedule" means a submitted and approved document describing the planting and irrigation protection plan that will cover a planting installation's short term and long term maintenance requirements.
- K. "Landscape Material" means any materials, vegetative and non-vegetative, used for the purpose of landscape improvements which may include, but shall not be limited

to, the following: trees, shrubs, groundcovers, turfs, vines, berms, non-vegetative groundcover materials, irrigation equipment, fences and walls.

- L. “Landscape Plan” means a graphic representation of the development site indicating the location of all existing and proposed landscape improvements to be present on the site at the completion of the construction of the project. Such landscape plans shall consist of preliminary and final plans as set forth herein that includes all site elements that may impact the location of landscape materials.
- M. “Landscaping” means an exterior improvement of property in accordance with an approved landscape plan and utilizing approved landscape materials.
- N. “Maintenance” means the process of keeping a landscape healthy, clean, safe and attractive by landscape irrigation management, general care of landscape areas including but not limited to weeding, erosion control and revegetation, turf care maintenance, ornamental pest control, seasonal flower color programs, professional tree care and water feature maintenance.
- O. “Multiple Trunk Tree” means a tree with more than one main trunk. To be considered a multiple trunk tree, additional trunks should originate either from the soil line or no higher than twelve (12) inches above ground. Any tree that has additional trunks (scaffold branches) higher than twelve (12) inches are not considered multiple trunk trees.
- P. “Natural screen walls” are herein defined as a uniform, double row of evergreen plants planted closely together to create a consistent visual barrier. Natural screen walls shall only be used in conjunction with parking lot screens.
- Q. “Palm Tree” means a vertical palm that can reach twenty (20) feet or greater in height upon maturity.
- R. “Park Tree” is herein defined as any tree, shrub, bush and all other woody vegetation in public parks and all other public lands owned by the city, or to which the public has free access as a park.
- S. “Plant Material” means all vegetative landscaping material.
- T. “Retention Basin” means a basin designed for the retention of stormwater, having a depth in excess of eighteen (18) inches and has a permeable surface.
- U. “Shrub” means a woody plant which has several stems that rise from the ground level.
- V. “Street Tree” is herein defined as any tree, shrub, bush, and all other woody vegetation on public rights-of-way land lying between property lines on either side of all streets, avenues, or boulevards, within the city.

- W. "Tree" means a woody plant that has a single or multiple trunk(s) at ground level
- X. "Tree Height" means a tree measurement from the ground to the topmost portion of the tree. On small, multi-trunked trees, tree height is measured to the top of the main body of the crown.
- Y. "Tree Topping" means the cutting back of limbs to a point between branch collars/buds, larger than one inch in diameter within the tree's crown. Also referred to as hat racking, heading and pollarding.
- Z. "Turf" means continuous plant coverage consisting of grass species that is mowed to maintain an established height.
- AA. "View Fence" means decorative wrought iron fence panels with vertical pickets that present an opening of four (4) inches or less and are designed as an integral part of the wall.
- BB. "Wall" also referred to as "screen wall" means a solid barrier designed and constructed so as to conceal areas used for refuse, mechanical equipment, parking and service and loading bays from street and public view and to separate potential incompatible land uses.
- CC. "Xeriscape" means a landscaping method that maximizes the conservation of water by the use of site-appropriate plants and an efficient watering system.