

Chapter 18.47: Landscape Standards

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18.47.010 Purpose

The purpose of this chapter is to achieve the following:

- A. Maintain and increase the value of land and enhance the aesthetic appearance of all development throughout the City of Redding (City) by providing standards related to the quality and functional aspects of landscape.
- B. Increase compatibility between abutting land uses and public rights-of-way by providing landscape screening and buffers.
- C. Improve the urban environment and promote public health, safety, and welfare by preserving and enhancing the positive visual experience of the built environment, providing appropriate transition between different land uses, preserving neighborhood character, and enhancing pedestrian and vehicular traffic and safety.
- D. Improve water quality and hydrology by implementing Low Impact Design (LID) measures.
- E. Assist in mitigating air quality impacts by reducing or absorbing pollutants, especially by preserving existing or adding new trees.
- F. Reduce heat absorption and radiation created by large expanses of paving.

18.47.020 Applicability

- A. All new development, including additions which increase the floor area of a main building by 20 percent or more, shall provide and maintain landscape in compliance with the provisions of this chapter. In addition, new development or redevelopment plans shall be in compliance with Municipal Code Chapter 14.19, Storm Water Quality Management and Discharge Control, which may include low impact development design standards and hydro modification measures. Single-family dwellings and duplexes are exempt from Chapter 18.47, but not from Chapter 14.19.3

- B. Landscape shall not be installed until the applicant received approval of the final landscape plan. Any changes to the approved landscape plans that affect the character or quantity of the plant material or irrigation system design are required to be resubmitted for approval prior to installation.
- C. The maintenance section of this Chapter shall be applicable to any existing landscape which was required to be installed in accordance with a development permit or any specific zoning requirements contained in this code.

18.47.030 Definitions.

For the purpose of this Chapter, the following words shall have the meanings set forth below:

Establishment Period of the Plants. The first year after installing the plant in the landscape or the first two years if irrigation will be terminated after establishment. Typically, most plants are established after one or two years of growth.

Hydro Modification. Modification of hydrologic pathways (precipitation, surface runoff, infiltration, groundwater flow, return flow, surface-water storage, groundwater storage, evaporation, and transpiration) that results in negative impacts to watershed health and functions.

Infiltration Rate. The rate of water entry into the soil expressed as depth of water per unit of time (e.g., inches per hour).

Landscape Architect. A person who holds a license to practice landscape architecture in the State of California (Business and Professions Code, Section 5615).

Landscape Contractor. A person licensed (with a valid C-27 license) by the State of California to construct, maintain, repair, install, or subcontract the development of landscape systems.

Low Impact Development (LID). LID is an approach to land development (or redevelopment) that manages storm water as close to its source as possible and treats storm water as a resource rather than a waste product. Bio-retention facilities, rain gardens, vegetated rooftops, rain barrels, and permeable pavements adhere to LID principles. LID practices manage storm water in a way that reduces the impact of built areas and promotes the natural movement of water within an ecosystem or watershed.

Mulch. Any organic material (such as leaves, bark, or straw) or inorganic mineral materials (such as rocks, gravel, and decomposed granite) left loose and applied to the soil surface for the beneficial purposes of reducing evaporation, suppressing weeds, moderating soil temperature, and preventing soil erosion.

Project Applicant. The individual or entity submitting a landscape documentation package to request a permit, plan check, or use permit from the City. A project applicant may be the property owner or his/her designee.

Runoff. Water which is not absorbed by the soil or landscape to which it is applied and flows from the landscape area. For example, runoff may result from water that is applied at too great a rate (application rate exceeds infiltration rate) or where there is slope.

Turf. A groundcover surface of mowed, irrigated, natural grass.

Water Feature. A design element where open water performs an aesthetic or recreational function. Water features include ponds, lakes, waterfalls, fountains, artificial streams, spas, and swimming pools (where water is artificially supplied).

18.47.040 Landscape Plan Requirements

- A. **Landscape Plan.** A landscape plan shall be submitted as part of the application for a building permit as specified in Section 18.47.020 or at any other time that may be required by the condition of a site development permit, use permit, or planned development. All landscape plans shall include a table or other delineations demonstrating that minimum landscape area required by Schedule 18.47.050-A is satisfied. The landscape plan shall also be in compliance with Municipal Code Chapter 16.70.050.D.

The landscape plan shall be prepared by a registered landscape architect; a landscape contractor for work to be performed by the contractor; an irrigation consultant for irrigation design; a licensed nursery person only in connection with selling stock and related products; a licensed architect or engineer as long as the work undertaken is not entirely landscape architecture; or other qualified person as defined by the California Business and Professions Code.

- B. **Review and Approval.** The Development Services Department shall review each conceptual landscape plan and final landscape plan to verify its compliance with the provisions of this Chapter and Chapter 16.70.050. The Development Services Department Director (Director) may approve the submittal in compliance with this chapter or may disapprove or require changes to a submittal that is not in compliance. The Director may refer approval of final landscape plans associated with an approved use permit to the Board of Administrative Review or Planning Commission.

18.47.050 Landscape Installation Requirements

All landscape improvements shall be installed in accordance with the City landscape installation guidelines adopted by the Planning Commission.

Landscape shall be provided in the locations described in this chapter in addition to any areas required by Part III, Base District Regulations, and Part V, Overlay District Regulations, of this title.

- A. General Requirements. Landscape shall be provided as follows:

1. **Setbacks.** In general, the setback areas required by this code shall be landscaped, except where a required setback is occupied by a sidewalk, driveway, or access easement or where a required setback is screened from public view and it is determined by the Director that landscape is not necessary to fulfill the purposes of this chapter.

2. **Unused Areas.** All disturbed areas of a building site not intended for a specific use or purpose, including pad sites in shopping centers held for future development, shall be landscaped (may be hydro seeded) unless it is determined by the review authority that landscape is not necessary to fulfill the purposes of this chapter.
 3. **Parking Areas.** Parking areas and their associated landscape required by Municipal Code Chapter 18.41, Off-Street Parking and Loading Regulations, shall not count toward meeting the landscape requirements of this chapter.
 4. **Public Right-of-Way.** The area between the curb, or curb and sidewalk if contiguous, and the property line shall be landscaped. This area shall not be counted in the overall required percentage of landscape.
- B. **Specific Office and Commercial Zone Landscape Requirements.** New development shall be designed, constructed, and maintained with landscape of the minimum area shown in Schedule 18.47.050-A based on the zoning district applicable to the site and the gross floor area of building on a site. These landscaped areas typically will consist of building foundation planting, landscape elements in plazas and outdoor gathering areas, and other accent planting, although additional landscaped area may augment the minimum landscape area for parking lots required by Chapter 18.41, Off-Street Parking and Loading Regulations. The Director, Board of Administrative Review, or Planning Commission may require additional landscape to ensure consistency with the policies of the General Plan.

Schedule 18.47.050-A: Minimum Landscaped Area by Zoning District

Zoning District	Landscape Required Based on Building Gross Floor Area
"LO"	15%
"GO"	10%
"NC"	10%
"SC"	5%
"GC"	5%
"RC"	5%
"HC"	5%

Notes:

1. The above minimum landscaped areas are in addition to that required to meet the minimum parking lot landscape and landscape within the street right-of-way, where applicable, as required by Chapter 18.41.
2. Up to 30 percent of the landscape required may be in the form of hardscape associated with public plazas, water features, and similar unique project elements. The Director may approve a zoning exception to exceed this limitation, where, in his/her opinion, the intent of this chapter is met.
3. In addition, minimum landscape areas shall be in compliance with Chapter 14.19, Storm Water Quality Management and Discharge Control.

18.47.060 Landscape Standards

Landscape areas and materials shall be designed, installed, and maintained as provided by this section.

- A. **General Design Standards.** The following features shall be incorporated into the design of the proposed landscape and shown on required landscape plans:
1. Landscape shall be planned as an integral part of the overall project design.
 2. Implementing storm water best management practices into the landscape grading design plans to minimize runoff and to increase on-site retention and infiltration are encouraged and may be required for the site to be in compliance with Chapter 14.19, Storm Water Quality Management and Discharge Control, and Chapter 16.70, Water Efficient Landscape.
 3. Landscape shall be provided throughout parking areas in compliance with Chapter 18.41, Off-Street Parking and Loading Regulations, and Chapter 16.70, Water Efficient Landscape.
 4. Street frontage landscape shall include a minimum of one 15-gallon tree for every thirty feet (30') of frontage. The Director may approve alternate tree spacing if underground infiltration is proposed.
- B. **Plant Material Limitations.** Plant materials shall be selected and installed to comply with the following requirements:
1. All landscape plantings shall be of sufficient size and intensity so that a finished appearance and plant maturity (except trees and large shrubs) can be attained in a 3-year time frame. The Director may approve an alternate timeline in LID storm water management areas.
 2. Trees and shrubs shall be planted so that at maturity they do not interfere with service lines and sight-distance areas.
 3. Trees planted near public sidewalks or curbs shall be of a species and installed in a manner which prevents physical damage to sidewalks, curbs, gutters, electric utilities, and other public improvements.
 4. Groundcover shall be of live plant material unless irrigation is not permissible due to soil and/or groundwater contamination issues. Gravel, colored rock, walk-on bark, and similar materials shall be used in combination with a living groundcover in all non-turf areas as a mulch to control weeds and conserve or retain water until a living groundcover has achieved full coverage. The Director may approve alternate designs in LID storm water management areas.

18.47.070 Landscape Certification

All landscape projects which are subject to Redding Municipal Code Section 16.70.030 shall submit a complete Landscape Documentation Package prior to building permit issuance, followed by the submittal of a Landscape Certificate of Completion upon completion of the installation of the approved landscape and irrigation systems.

18.47.080 Certificate of Occupancy

Prior to issuance of a Certificate of Occupancy, the landscape installation shall be approved by the Development Services Director

In the event the developer/owner cannot install the required landscape due to seasonal or weather conditions or other extenuating circumstances, a certificate of occupancy may be issued by the building Official when the Director determines all of the following are in evidence:

- A. Installation of the required landscaped has commenced and is progressing as weather permits.
- B. The developer/owner is under contract with a landscape contractor or other responsible party for completion of the required landscape.
- C. Occupancy of the building while the landscape installation is being completed will not adversely affect Public health or safety.
- D. It can be reasonably expected that the landscape installation will be completed within thirty (30) days.

In event the required landscape installation ceases and is not completed within sixty (60) days of issuance of the certificate of occupancy, enforcement action shall be consistent with the provisions of the Redding Municipal Code and may be initiated by the Building Official in accordance with Section 18.47.110.

18.47.090 Appeals

The applicant of any person may appeal the determination of the Development Services Department within seven (7) calendar days after approval of denial of the landscape plan has been signed by Development Services Department staff. The appeal must be in writing; must be filed with the Development Services Department, together with an appeal fee established by City Council by resolution; and shall specify the determination(s) the appellant believes to be in error. In the event of an appeal, the matter shall be set for hearing before the Planning Commission not later than twenty-one (21) days after the appeal is filed. Notice of the nature, time, and place of said hearing shall be given by the Development Services Department to the applicant, the appellant, and the owners of abutting property by first class mail at least five (5) calendar days prior to the hearing.

The Planning Commission shall hear the appeal at the time and place set forth in said notice and may continue the hearing from time to time for the purposes of considering further evidence. Not more than fourteen (14) days following the close of the hearing, the Planning Commission shall render its decision.

18.47.100 Landscape Maintenance Requirements and Alterations

The owner of land subject to this Chapter shall be responsible for the maintenance of said land in conformance with the following standards, except as may be superseded by Chapter 14.09, Water Shortage Contingency Plan:

- A. All landscaped areas shall be maintained in conformance with the following standards:**
1. All vegetation shall be maintained free of physical damage or injury arising from lack of water, chemicals, insects, diseases, or other such causes.
 2. Vegetation showing substantial damage or disease, or that has died, shall be replaced with the same or similar species of original installation size.
 3. Lawn area is to be mowed regularly to avoid overgrown appearance.
 4. All planting areas are to be kept in a healthy and growing condition. Fertilizing, cultivating, pruning, weeding, and clean-up refuse or debris shall be part of regular maintenance.
 5. Irrigation systems shall be kept in working condition. Adjustments, replacements, repairs, and cleaning shall be part of regular maintenance.
 6. Stakes, guys, and ties on trees shall be checked regularly for correct functions. Ties are to be adjusted to avoid creating abrasions or girdling of trunks and branches.
 7. Irrigation systems shall not create excessive over spray and runoff into walkways, streets, and other paved areas. Irrigation systems shall not be turned on during, and up to 48 hours after, measurable rainfall. Leaks in the irrigation system (such as broken sprinkler heads) shall be corrected within 72 hours of learning of the leak.
 8. Pruning of trees and shrubs shall conform to International Society of Arboriculture (ISA), Western Chapter, ANSI Z133.1, current Safety Standards; and ANSI Z133.1, current editions.
 9. All landscape planter areas originally top-dressed with wood products shall be replaced or refurbished periodically to prevent weed growth and maintain soil moisture.
 10. LID storm water quality measures are to be maintained and replaced as scheduled or as needed in a timely manner to assure storm water quality control measures are performing as designed and approved.
- B. Substantial alteration of required landscaped areas is prohibited without an amended landscape plan approved by the Development Services Department**

18.47.110 Enforcement

A violation of any portion of this Chapter and of guidelines adopted pursuant to this Chapter is subject to the provisions in Municipal Code Chapter 1.13, Administrative Citations, and Municipal Code Chapter 1.14, Administrative Penalties and Abatement, of this code in addition to other civil or administrative remedies.