

Sec. 4.02.01. - Intent and purpose.

It is the intent and purpose of this division to implement procedures that promote water conservation through the more efficient use of landscape irrigation. The St. Johns River Water Management District has responsibility and exclusive authority under F.S. Ch. 373, for regulating the consumptive use of water and the declaration of water shortage emergencies.

Sec. 5.04.00. - Landscaping/Trees

Section 5.04.01 General criteria.

- A. Emphasis shall be placed upon landscaping as a means of achieving beauty in the community. It will be required on all projects, and in some projects and areas, it will be the primary tool available.
- B. Landscape design and planning shall be integrated with the overall area design concept and not be considered merely as an afterthought. Toward this end, proposed landscaping schemes will be evaluated as to their relationship to the existing natural landscape, developed and other proposed landscape, including those on adjacent properties and street rights-of-way and the building or buildings existed and proposed.
- C. The existing natural landscape character shall be preserved whenever possible. As an example of this, in an area containing a stand of trees, the developer should preserve as many of these trees as possible and further landscape in a complementary manner, rather than destroy the existing trees and replant with a type of vegetation foreign to the immediate natural environment.
- D. Landscaping includes not only trees and plantings, but paving, benches, fountains, exterior lighting fixtures, fences, and any other item or exterior furniture. All items of the landscape are to be selected not only for their functional value but for their aesthetic value, and must complement the whole.
- E. One (1) of the uses of landscaping will be to screen. It is the masking out or concealing of any objectionable area. The achievement of this is left to the designer, whether by walls, fences, mounds of earth, or vegetation. It must be complimentary to the whole as outlined above. Screening shall be employed in parking lots, and to mask from the public view of adjacent properties such service areas as trash and garbage areas, outside equipment of unaesthetic character, and accessory buildings or areas not enhancing or in keeping with the aesthetics of the project or neighborhood. Screening of air conditioning units and other mechanical equipment shall be accomplished in a manner that does not interfere with the proper operation and/or maintenance of such equipment.

F. Landscaping shall be designed in such a manner as to impact its aesthetic character when viewed from any area accessible to the public or from adjacent properties. This is to include view from high rise and bridges.

G. All landscaping and plantings designated on the plans approved by the planning and architectural review board shall be installed in accordance with the specified height, spread and quality before a certificate of occupancy is issued.

H. Xeriscape landscaping techniques using native vegetation shall be required landscaping for all new construction.

I. Plant materials used shall conform to the standards for Florida No. 1 or better as given in "Grades and Standards for Nursery Plants", Part I, Current Edition, and Part II, State of Florida, Department of Agriculture, Tallahassee, or equal thereto. Grass sod shall be clean and reasonably free of weeds and noxious pests or diseases.

J. Grass areas may be sodded, plugged, spread or seeded except that solid sod shall be used in swales or other areas subject to erosion. Seed where used shall be of a variety which will produce complete coverage within ninety (90) days from sowing. Where other than solid sod or grass seed is used, nurse grass seed shall be sown for immediate effect and protection until coverage is otherwise achieved.

K. Installation—All landscaping shall be installed in a sound workmanlike manner and according to accepted good planting procedures with the quality of plant materials as described. All elements of landscaping shall be installed so as to meet all other applicable ordinances and code requirements.

L. Landscaped areas shall require protections from vehicular encroachment. Car stops shall be placed at least three (3) feet from the edge of such landscaped areas. Where a wheel stop or curb is utilized, the paved area between the curb/wheel stop and the end of the parking space may be omitted, provided it is landscaped in addition to the required landscaping provided. Car stops shall be located so as to prevent damage to any trees, fences, shrubs or landscaping by automobiles.

M. Maintenance—The owner, occupant, tenant and the respective agent of each, if any, shall be jointly and severally responsible for the maintenance of all landscaping. Landscaping shall be maintained in a good condition so as to present a healthy, neat and orderly appearance at least equal to the original installation and shall be kept free from refuse and debris. Any dead vegetation and landscaping material shall be promptly replaced with healthy, living plantings.

N. All proposed landscaped areas shall be provided with an approved irrigation system.

O. Drainage—Adequate drainage is the responsibility of the property owner and must be accomplished according to the Comprehensive Land Use Plan and wherever possible through natural means such as grassy swales.

P. All landscaping materials shall be either bonded or guaranteed by the owner of the premises for a period of one (1) year after the approval or acceptance thereof by the city.

Section 5.04.02 *Criteria for parking lots and vehicular use areas.*

(A) Parking lots and other vehicular use areas are to be designed as an aesthetic asset to a neighborhood and to the building, group of buildings, or facility they serve. A parking lot is to be considered an outside space, a transitional space which is located between the access (such as roads) and the building, group of buildings or other outside spaces, which it serves. The parking lot, because it is viewed from above as well as at eye level, should be designed accordingly.

(B) Parking lots, vehicular use areas, and their parked vehicles are to be effectively screened from the public view and from adjacent property and in a manner that is attractive and compatible with safety, the neighborhood, and facilities served.

(C) The atmosphere within the parking lot and vehicular use area is to be park-like rather than the harsh hardstand of paving. Trees are of primary importance in the landscape. They are not to be minimized in either height or quantity. The tree imparts, especially in a relatively flat area, a sense of three-dimensional space. It casts shadows that reduce the monotony of the expanse of paving and creates a refuge from the tropical sun. The pavement is to be more than wall to wall asphalt. It is recommended that pavement be varied in texture or color designating lanes for automobile traffic, pedestrian walks and parking spaces. Bright colored pavement is to be used only with restraint. In order to create a pleasant atmosphere, it is recommended that consideration be given to sculpture, fountains, gardens, pools and benches. Design emphasis is to be given to the entrances and exits to the lot. Trash, refuse and unaesthetic storage and mechanical equipment should be screened from the parking lot.

Comprehensive Plan

9.0 - REUSE WATER PRACTICES

The city does not currently have a reuse system or service area, and will be conducting another Reuse Feasibility Study as required by its CUP. At such point that a reuse system becomes feasible, the city would then develop some reuse practice and incorporate into its comprehensive plan. However, the City's comprehensive plan already does contain some reuse practices, as summarized below.

Investigating use of gray water for irrigation in multifamily developments (Policy D.1.6.4)

8.0 - WATER CONSERVATION PRACTICES

The city has implemented a variety of water conservation practices. For example, the city implements a water conservation rate structure. In addition, the city is implementing its Water Conservation Plan that was submitted as part of the CUP process. The City's comprehensive plan also includes other water conservation practices. A summary of these policies is below. The City plans to maintain these practices and improve upon them when feasible.

- Implementation of City's Water Conservation Plan (Policy D.1.6.2)
- Implementation of water conservation rate structure
- Requirements for native plants (Policies E.2.5.3 and E.2.6.3)
- Education program (Policies D.1.6.2)
- Building regulation enforcement (Policies D.1.6.1-D.1.6.5)
- Monitoring water consumption trends (Policy D.1.4.1)
- Intergovernmental coordination of water conservation (Policies G.1.4.4-G.1.4.7)
- Coordination for limiting landscape watering (Policy D.1.6.2)
- Metering requirements (Policy D.1.6.5)