

SECTION 510. PARKING AND LOADING REQUIREMENTS

A. PURPOSE

The purpose of this section is to alleviate or prevent congestion of the public streets, and to promote the safety and welfare of the public by establishing minimum requirements for the off-street parking of motor vehicles in accordance with the use to which the property is put, It is the further purpose of this section to place upon the property owner the primary responsibility for relieving public streets of the burden of on-street parking.

B. GENERAL REGULATIONS

1. A parking space shall mean an area of not less than one hundred sixty (160) square feet with a minimum width of eight (8) feet and a minimum depth of twenty (20) feet, which is specifically designated for and used for the parking of automobiles and light trucks.
2. An applicant for a new building permit must submit plans showing the off-street parking required by this subsection. These plans must show location, arrangement, and dimensions of the off-street parking, turning spaces, drives, aisles, and ingress and egress, and must be approved by the Zoning Administrator in accordance with the provisions of Section 303.
3. Whenever a permit has been issued in compliance with the requirements of this section, subsequent use of the structure, or use of land, is conditioned upon the unqualified availability of off-street parking as shown in the plans submitted in support of receiving the permit.
4. A base number of parking spaces shall be established for an existing building's designated use at the time of the passage of this Ordinance. A building's subsequent change of use that would normally decrease the number of off-street parking spaces shall not reduce the established base number of parking spaces. A change of use that would decrease the parking spaces would be able to change back to a higher use without penalty of losing spaces for five (5) years. Any subsequent change of use that requires an increase of off street parking spaces beyond the established base number of parking spaces shall be in accordance with the schedules set forth in Section 510.D.
5. It is unlawful to reduce the amount of existing parking below the minimum required by this section without first supplying other spaces as are required.
6. In the event of mixed uses, the total requirement for off-street parking spaces is the sum of the requirements of the various uses computed separately.
7. All off-street parking shall have access to/from a public street.
8. In calculating the total number of required off-street parking spaces, fractional amounts over fifty (50) percent shall be regarded as the next highest number.
9. A minimum of one (1) space is required for any use.

C. DESIGN AND LOCATION OF PARKING SPACES

1. Residential Uses:
 - a. Required off-street parking shall be located on the same lot or parcel as the use it is intended to serve.
 - b. Off-street parking spaces, driveways, and access ways shall be properly graded to prevent impoundment of surface water.
2. Non-residential Uses:
 - a. Required off-street parking shall be located within the C.1. Zone. Whenever the use of a separate lot or parcel is proposed for fulfillment of minimum parking requirements the

owner shall submit as part of his application satisfactory assurance that the separate lot or parcel is permanently committed to parking use by deed restriction or recorded easement.

- b. Off-street parking spaces, driveways, and access ways shall be fully improved with an all-weather, dust-free surface, and properly drained to prevent impoundment of surface water.
- c. Off-street parking spaces shall be situated in a manner which will not result in automobiles backing onto a public street.
- d. A variance from the requirement of Section C.2.c. may be granted by the Board of Adjustment if compliance with this section is geographically impossible. If such a variance is granted, it shall be required as a condition of the variance that traffic signs shall be placed by the Town, after approval by the Design Review Board, and paid for by the applicant, alerting crossing traffic of automobiles backing onto public streets in all areas except those abutting the State highway.

D. SCHEDULE OF REQUIRED OFF-STREET PARKING SPACES

1. Off-street parking spaces shall be provided for each specified use in accordance with the following schedule. "Usable area" as used herein shall mean the area capable of being devoted to the specified use (does not include such spaces as kitchens, restrooms, hallways, etc.). If the use of any structure is changed, off-street parking shall be required and provided under the new use.

	USE	SPACE REQUIRED
a.	Bowling alley	4 spaces per alley or lane
b.	Church or other place of worship	1 space per 6 seats (each 30 inches of bench space is considered 1 seat), plus 1 space per 50 sq. ft. of usable area not used for seating
c.	Day care center	2 spaces plus 1 space per 500 sq. ft. of usable floor area
d.	Home occupation	No additional space
e.	Hospital or nursing home	1 space per 2 beds
f.	Hotel	1 space per rental unit
g.	Manufacturing, industry	1 space per 500 sq. ft. of wholesaling usable area
h.	Medical, dental office, or clinic	3 spaces per doctor
i.	Offices	1 space per 300 sq. ft. of usable area
j.	Public assembly place such as auditorium meeting hall or theater	1 space per 6 seats (each 30 inches of bench space is considered 1 seat), plus. 1 space per 100 sq. ft. of usable area
k.	Residential (except apartment)	2 spaces per dwelling unit
l.	Residential (apartment)	1 1/2 spaces per dwelling unit
m.	Restaurant or bar	1 space per 6 seats (each 30 inches of bench space is considered 1 seat) plus 1 space per 100 sq. ft. of usable area
n.	Retail and service uses	1 space per 300 sq. ft. of usable area
o.	School (elementary and middle)	1 space per employee
p.	School (other than elementary and middle)	1 space per 10 seats in main auditorium or 3 spaces per classroom whichever is greater
q.	Service station	2 spaces, plus 1 space per service bay
r.	Warehouse	1 space per 2,000 sq. ft. of usable area
s.	Studio	1 space per 500 sq. ft. of usable area
t.	Spirituos Liquor Tasting Facility	1 space per 300 sq. ft. of usable area

2. Requirements for a specific use not listed in this section shall be determined by the Planning and Zoning Commission based on the requirements of the most similar use listed.
[Ord. No. 324; Ord. No. 408; Ord. No. 465]

E. ALTERNATIVE OFF-STREET PARKING STANDARDS

1. Because of the unique topography and history of development in the Town of Jerome, the ability to meet off-street parking standards can often be challenging. Providing greater flexibility to meet off-street parking requirements through shared parking agreements, existing public parking and shuttle services, and a parking justification analysis that establishes the minimum parking need for a use will create more opportunities for the preservation, rehabilitation, restoration, and reconstruction of properties throughout the Town of Jerome. The following standards are provided as an alternative and may be used in lieu of the standards in Section 510.D.
2. Parking Requirements
 - a. At least two off-street spaces shall be provided for residential uses except apartments.
 - b. For all other uses, a parking justification analysis shall be provided.
 - 1) The Parking Justification Analysis shall include the following minimum contents:
 - i. An analysis of the parking demand for existing and proposed onsite buildings and uses, including hours of operation and peak use time and demand for each proposed building or use.
 - ii. The number and location of proposed onsite parking spaces, including ADA-accessible spaces.
 - iii. The data source used to establish the number of proposed onsite parking spaces.
 - iv. The existing and future anticipated available parking within and in the vicinity of the proposed development.
 - v. If parking demand is proposed to be addressed offsite, reference to or copies of any shared parking agreement or other evidence of a right to park in that location.
 - vi. Off-street loading requirements and impacts on surrounding uses and properties.
 - vii. Any other information deemed appropriate by the Town Engineer, including, without limitation, a traffic study.
 - 2) Parking Justification Analysis Procedure
 - i. The parking justification analysis shall be submitted to the Zoning Administrator in conjunction with a site plan. The Zoning Administrator shall circulate the parking justification analysis to the Public Works Director for comment.
 - ii. After receiving comments from the Public Works Director, the Zoning Administrator shall either approve the parking justification analysis or reject the parking justification analysis with an explanation of the rejection.
 - iii. An applicant may revise the parking justification analysis to remedy the deficiencies discussed by the Zoning Administrator in their explanation of rejection or may appeal the rejection to the Board of Adjustment.
 - 3) Standards for Parking Justification Analysis Consideration
 - i. The Zoning Administrator may reject the parking justification analysis if it fails to address any adverse impacts on surrounding properties or the public.
 - ii. Parking demand may be based on standard modeling practices and may consider, as applicable, hours of operation, peak use periods, occupancy or capacity, employee

and visitor demand, shared parking opportunities, availability of public parking and shuttle access, walkability, seasonality and tourism patterns, and other relevant site-specific or market-based factors.

SECTION 512 LANDSCAPE REQUIREMENTS

A. NATIVE PLANT & CULTURAL LANDSCAPE INVENTORY PLANS

This section is intended to protect and celebrate the unique local environment within the Town of Jerome and the greater Verde Valley.

1. Purpose:

Preserve the Town of Jerome's sense of place by ensuring development reflects the character of the local environment, promotes water conservation through the use and retention of native plant species adapted to local conditions, protects vegetation that provides habitat for native wildlife, and conserves designed landscapes, historically significant plants, and spatial relationships that contribute to the Town's cultural and historic character.

Development shall incorporate into Landscape Plans protected native plant species and cultural landscape features existing on a project site prior to construction, in quantities not less than those identified within the limits of disturbance. A qualified Plant Professional (defined below in Section 512.A.6: Professional Expertise) shall inventory all protected plants, including individual specimens and contributing landscape features such as gardens and plazas, and shall determine and document the minimum number of protected plants to be included in the Landscape Plans. Plant salvage is encouraged but not required; salvaged material and/or nursery stock may be used to meet these requirements.

2. Applicability:

- a. All new developments requiring a Site Plan or Preliminary Plat review.
- b. Expansion of existing commercial development.

3. Exceptions:

- a. The site does not contain any plants on the Protected Native Plant List or any features or plants that contribute to the cultural landscape of the Town of Jerome.
- b. Existing constructed landscape does not require inventory unless it has been deemed historic and is listed on a local, State, or Federal registry.
- c. At the discretion of the Zoning Administrator (e.g., site has been disturbed, plant health is poor, etc.).

4. Submittal Requirements:

- a. A Native Plant & Cultural Landscape Inventory Plan is required in conjunction with a project's Landscape Plans and must be approved through the Site Plan or Preliminary Plat review process.
- b. The Native Plant & Cultural Landscape Inventory Plan shall be in 24x36-inch format unless information can be shown clearly on a smaller sheet size.
- c. The Native Plant & Cultural Landscape Inventory Plan shall feature the following content requirements:
 - 1) General Information
 - i. Name of Project/Development;
 - ii. Location of project/development by street address;
 - iii. Location map, including area within one-half mile of site;
 - iv. Acreage of the subject property;

- v. Cross-reference to relevant case number;
 - vi. Name and mailing address of developer/owner;
 - vii. Name and mailing address of Plant Professional;
 - viii. Date of plan preparation;
 - ix. North arrow; and
 - x. Scale of not less than one inch to 40 feet.
- 2) Existing Conditions Data
- i. Boundary of property, with dimensions;
 - ii. Topographic contours; and
 - iii. Most recently available aerial imagery that accurately depicts site conditions at the time of plan review.
- 3) Proposed Conditions Data
- i. Limits of grading.
- 4) Native Plant & Cultural Landscape Inventory
- i. Plant Location with corresponding Plant Identification Number
 - ii. Plant Inventory Table to depict the following information:
 - 1. Plant identification number
 - 2. Plant species (scientific name and common name)
 - 3. Plant category (trees, shrubs, cacti/succulents)
 - 4. Plant height
 - 5. Tree trunk caliper (single or multi-trunk)
 - 7. Plant health (High, Medium, Low)
 - 8. Transplantability (High, Medium, Low)
 - 9. Disposition (Preserve in Place (PIP), Transplant on Site (TOS), or Remove from Site (RFS))
 - 9. Field notes
 - iii. Plant Inventory Summary
 - 1. Description of existing vegetative conditions on site
 - 2. Narrative description of the proposed constructed landscape (to be depicted in the Landscape Plans) that accounts for existing conditions
 - 3. Total number of protected plants (by category [e.g., tree, shrub, cacti] and species) that will be displaced by construction
 - 4. Total minimum number of protected plants (by category) that will be depicted in the Landscape Plans
5. Plan Approval Prior to Site Modifications:
- a. No grubbing, grading, construction, or plant salvage may take place on the project site until approval of the required Native Plant & Cultural Landscape Inventory Plan. No grading permits shall be issued prior to submittal and approval of the Native Plant & Cultural Landscape Inventory Plan.
6. Professional Expertise
- a. Native plant inventory must be performed by a Plant Professional, that can identify plant species in the field. Unless otherwise directed or approved by the Zoning Administrator, plant professionals include:
 - 1) Arborist (certified by the International Society of Arboriculture)

- 2) Landscape Architect
- 3) Horticulturist, Biologist, or Botanist with a minimum B.A. or B.S. in an appropriate environmental resource field
- 7. Plant Inventory Standards
 - a. Plant Professional shall conduct a plant survey and tag all protected species within the project's grading limits.
 - b. All protected plants shall be tagged with an embossed metal tag, or other approved equivalent, bearing an inventory number that corresponds to the inventory table.
- 8. Protected Plants
 - a. Edible/ornamental trees and plants at the discretion of the Zoning Administrator
 - b. Individual plants within Cultural Landscapes that have been deemed historic and are listed on a local, State, or Federal registry.

B. LANDSCAPE PLANS

This section is intended to establish minimum standards for the installation and maintenance of plant material appropriate for the region, including irrigation for constructed landscapes.

1. Purpose:

Reinforce the Town of Jerome's sense of place by ensuring constructed landscapes reflect the character of the local environment and respond to the semi-arid high desert climate, while establishing minimum standards for plant materials and irrigation.

Constructed landscapes shall incorporate native, near-native, and drought-tolerant plant species to reduce water demand and reflect the surrounding environment. Design shall minimize heat gain through canopy trees, reduce erosion and runoff, and control dust from site disturbance.

Landscape Plans shall incorporate passive rainwater harvesting and efficient irrigation, including smart technologies, to reduce potable water use. A Registered Landscape Architect shall prepare Landscape Plans demonstrating compliance with this section, including a Planting Plan, Irrigation Plan, Rainwater Harvesting Plan, and associated construction details.

2. Applicability:

- a. All new development that is proposed to disturb existing vegetation on a property.
- b. Expansion of existing development that removes existing vegetation on a site
 - 1) If the expansion removes less than 50% of the existing vegetation on a site, then the standards of this section only apply to the proposed expansion area.
 - 2) If the expansion area removes more than 50% of the existing vegetation on a site, then the standards of this section apply to the entire site.

3. Exceptions:

- a. Single-Family dwelling units.

4. Submittal Requirements

- a. A Landscape Plan must be submitted for approval with the Site Plan or Preliminary Plat at the time of the Site Plan or Preliminary Plat review process.
- b. The Landscape Plan shall be in 24x36-inch format unless information can be shown clearly on a smaller sheet size.
- c. The Landscape Plan shall feature the following content requirements:

1) General Information

- i. Name of Project/Development
- ii. Location of project/development by street address;
- iii. Location map, including area within one-half mile of site;
- iv. Acreage of the subject property;
- v. Cross-reference to relevant case number
- vi. Name and mailing address of registered Landscape Architect;
- vii. Date of plan preparation;
- viii. North arrow; and
- ix. Scale of not less than one inch to 40 feet.

2) Base Information shall match the Site Plan or Preliminary Plat

- x. Boundary of property, with dimensions;
- xi. Adjacent streets and street rights-of-way;
- xii. The existing zoning classification and land use for adjacent parcels;
- xiii. Location and identification of existing and proposed data
 1. Buildings and other structures
 2. Parking facilities
 3. Ingress and egress points
 4. On-site streets and rights-of-way
 5. Curbs, sidewalks, and trails
 6. Fences and walls
 7. Exterior signs
 8. Exterior refuse collection area.
 9. Exterior lighting
 10. Utilities and utility rights-of-way or easements
 11. Open space
 12. Limits of grading

3) Planting Plan

- i. Vegetation Plan and Plant Schedules
 1. Location, size, and name (Scientific and Common Name) of proposed plants, including: salvaged plants, nursery plants, seeds, and turf;
 2. Location and name of existing plants to remain in place;
 3. Areas to be seeded;
 4. Location, size, and name (color and material description) of inert groundcover (mulch).
- ii. Calculations:

1. Landscape border widths, including the required number of canopy trees and understory plants;
 2. Number of parking spaces, including the required number and placement of canopy trees;
 3. Number of residential units, including required number of trees and understory plants.
- iii. Screening:
1. Location, height, and material description of screening elements such as walls and fences;
- iv. Maintenance Schedule:
1. Pruning instructions
 - a. To maintain the health, vitality and proper form of vegetation
 - b. To maintain pedestrian and vehicular clearances
 - c. To maintain opaque hedge screen, if required
 2. Plant replacement criteria for dead plant material
 3. Inert groundcover replacement (upkeep) criteria, for diminished groundcover material;
- 4) Irrigation Plan
- i. Source of irrigation water
 - ii. Irrigation System layout:
 1. Location of irrigation point of connection/irrigation meter
 2. Location of reduced-pressure backflow preventor
 - a. Location of irrigation controller
 - b. Location of irrigation valves
 - c. Alignment of irrigation pipe/tubing
 - d. Location of relevant irrigation equipment
 - e. Location and size of irrigation sleeves
 3. System design and calculations
 - a. Irrigation system narrative and calculations that describe demand and functionality
 - b. Emitter schedule to describe irrigation quantity and duration (gallons per hour) per plant species
 4. Maintenance Schedule
 - a. Description of smart technology
 - b. Recommended seasonal adjustment
 - c. Replacement criteria for broken equipment
 5. System Specifications, as needed
- 5) Rainwater Harvesting Plan
- i. Grading information (contours or spot elevations to match the Grading Plan)
 - ii. Rainwater harvesting basin layout

1. Description of rainwater harvesting design and layout
2. Catchment area locations and extents (size and depth) for passive systems (i.e., swales and basins) and/or active systems (i.e., tank containment)
 - a. Each catchment area shall be given a unique I.D. number
 - b. Each catchment area shall depict/describe the source from which it collects stormwater
 - i. Sub-watersheds: rooftops, parking lots, courtyards, etc.
 - ii. Direct rainfall: the catchment area solely collects water where it falls
 - c. Each catchment area shall also be equally depicted on the Grading Plan
 - i. Location of roof downspouts
 - ii. Location of scuppers and curb openings (curb cuts)
 - iii. Stormwater flow arrows
- 6) Construction Details, as necessary
 - i. Plant installation
 - ii. Inert groundcover installation
 - iii. Incidental grading
 - iv. Perimeter walls and fences
 - v. Temporary protective fencing for preserved vegetation / open space
 - vi. Site Furnishings
 - vii. Landscape planters
 - viii. Decorative pavement
5. Plan Approval Prior to Site Modifications:
 - a. No grubbing, grading, construction, or plant salvage may take place on the project site until approval of the required Landscape Plans. No grading permits shall be issued prior to submittal and approval of Landscape Plans.
6. Professional Expertise
 - a. Landscape Plans must be prepared and sealed by a Landscape Architect, registered in the State of Arizona, or other design professional, such as an architect or engineer.
7. Planting Standards
 - a. Plant Material: All plant material used for landscaping must be selected from the Arizona Department of Water Resources (ADWR) Verde Valley Low Water Use Drought Tolerant Plant List.
 - 1) Exceptions
 - i. Oasis Areas and/or Natural Turf Area may be approved by the Zoning Administrator as an exception.
 1. Oasis areas may feature plants not listed in the Arizona Department of Water Resources Low Water Use and Drought Tolerant Plant List.
 2. Oasis areas must be limited in scope and shall only include areas with outdoor seating/furnishings for gathering/assembly. Oasis areas shall not exceed 10% of the total project area.

3. Oasis areas include: planting areas (beds or planters) for annual flowers, protected courtyards, vegetable gardens, etc.
 4. Natural Turf areas may feature grasses not listed in the ADWR Verde Valley Low Water Use and Drought Tolerant Plant List. Common Bermuda Grass is prohibited. Hybrid Bermuda Grass (sterile hybrid varieties) is permitted.
 5. Natural Turf Area shall be limited to accessible park space for residential projects only. Natural turf shall not be planted for aesthetic purposes. Natural turf area may exceed 3% of the total project area when used for active recreation, per the discretion of the Zoning Administrator.
- ii. The Zoning Administrator may approve plants not on the Verde Valley Low Water Use Drought Tolerant Plant List if it is determined that the use of an unlisted plant preserves or furthers the historic character of the Town of Jerome.
- b. Perimeter Landscape Borders: Perimeter Landscape Borders are intended to create a natural transition between dissimilar land use intensities to enhance the overall aesthetic of the community and promote compatibility between uses.
- 1) Perimeter Landscape Border shall feature:
 - i. A minimum width or quantity as determined by the Zoning Administrator;
 - ii. One tree every 33 linear feet (minimum) unless site constraints prohibit the placement of trees;
 - iii. Understory plants;
 - iv. Screen (e.g., decorative masonry wall, opaque ornamental fence, or vegetative hedge) at the back of the border. May be waived at the discretion of the Zoning Administrator.
 - 2) Perimeter Landscape Border shall be located entirely on project property, unless use of right-of-way for landscape improvement is approved by the Town Engineer (or ADOT as necessary).
 - 3) Exceptions:
 - i. No perimeter landscape border shall be required along boundaries where zero lot line development is proposed.
 - ii. No perimeter landscape border shall be required along boundaries where the proposed project use intensity matches the existing adjacent use intensity.
 - iii. No perimeter landscape border shall be required along boundaries where the project has preserved natural undisturbed open space (10' width minimum).
 - iv. Perimeter landscape border and/or screening requirements may be waived, at the discretion of the Zoning Administrator, for instances where the border and/or screen may provide limited community value, security concerns, or impact the historic character of a building or place.
- c. Parking Lot Landscape: Parking lots shall feature canopy trees to shade hardscape surfaces and parked vehicles. Generally, canopy trees should be planted in parking islands and at the edges of a parking lot, but site constraints may make this unfeasible. The Zoning Administrator shall have the authority to require additional trees within parking areas and specify their location.
- d. Amenity Landscape: Amenity Landscape includes building foundation plantings, building entry plantings, plazas, courtyards, streetscapes, parks, and recreational open space, in addition to general landscaped common area.

- 1) Amenity Landscape shall feature:
 - i. Residential Projects: Minimum of one tree and three understory plants (i.e., shrubs, cacti, succulents, ornamental grasses, vegetative groundcovers) per residential unit or residential lot. The Zoning Administrator may waive any portion of this standard for existing residential development being renovated, rehabilitated, or reconstructed.
 1. Multifamily – New Construction: Trees shall be placed around buildings, along walkways, within plazas/courtyards, or within recreational areas.
 2. Multifamily – Existing/Expansions: Per the direction of the Zoning Administrator and to the greatest extent possible, trees should be placed around buildings, along walkways, within plazas/courtyards, or within recreational areas.
 3. Residential Subdivisions: Trees may be placed within front yards, within parks, along streetscapes, or within general common area. Landscape Borders and Parking Lot Landscape are calculated separately. All front yards shall feature a minimum of one tree and three understory plants.
 - ii. Streetscapes: The design of streetscapes has been influenced by the topography of the area and helps contribute to the unique character that defines the Town of Jerome. The following streetscape standards are meant to apply only to new streets and extensions of existing streets into previously undeveloped areas.
 1. Proposed streetscapes shall feature a minimum of one tree and five understory plants (i.e., shrubs, cacti, succulents, ornamental grasses, vegetative groundcovers) for every 50 linear feet, on both sides of the road within 20' of the edge of pavement
 - a. Exceptions:
 - i. Local residential roads that provide access to the front of residential lots. Front yard landscape may count toward streetscape requirements when trees and understory are located within 20' of the edge of pavement.
 - ii. Roadways adjacent to natural open space (set aside in perpetuity), or agricultural uses.
 - iii. At the discretion of the Zoning Administrator.
 - iii. Parks and Recreational Open Space (e.g., ball fields, sports courts, playgrounds, dog parks, fitness spaces, trails, pools, picnic spaces, etc.)
 1. Residential Subdivision: 200 SF per lot, if subdivision is more than 20 lots.
 2. Multifamily: 200 SF per unit, if multifamily development is more than 25 units. Indoor recreation or fitness centers may count toward the total Parks and Recreational Open Space.
 3. Parks and Recreational Open Space shall be designed in a contiguous manner to the extent feasible, in order to provide a maximum recreational value (e.g., a single one-acre park is preferable to four quarter-acre parks within a large subdivision).
 4. An in-lieu fee may be paid to reduce the required Parks and Recreational Open Space acreage by 50% with the approval of the Zoning Administrator. Standard in-lieu fee = \$1,500 per unit or lot.
- e. Plant Sizes at Installation:
 - 1) Trees: 15 Gallon minimum
 - 2) Shrubs/Cacti: 5 Gallon minimum
 - 3) Ornamental Grasses: 1 Gallon minimum

- 4) Vegetative Groundcovers: 1 Gallon minimum
- 5) Site Salvaged Plant Material: any size
- f. Revegetation Standards
 - 1) All areas of a project site that are disturbed during the construction process but not improved with structures, parking areas, or landscape shall be revegetated with native plants or native seed mixes.
 - i. Native Plant species shall be selected by the Landscape Architect and identified in the planting plans, along with Pure Live Seed (PLS) seeding rate lb. per acre.
 - ii. Native Seed Mixes shall be applied as a hydroseed slurry with tackifier, fertilizer, and mulch as necessary (according to soil conditions) to ensure plant establishment.
 - iii. Revegetation shall be designed and installed to achieve successful establishment consistent with site soils, slope, and climatic conditions.
 - 2) Exceptions:
 - i. Revegetation shall not be required when the lack of vegetation is a defining element contributing to the character of a historic cultural landscape.
 - ii. Per the discretion of the Zoning Administrator.
- g. Irrigation Standards
 - 1) All landscaped common area (unless noted as xeric – without the need for irrigation) shall feature a water-conserving irrigation system for all new plantings.
 - 2) System Specifications
 - i. Meter: Water meter shall be a dedicated irrigation meter.
 - ii. Reduced Pressure Backflow Preventer (RPBP): A reduced-pressure backflow preventer shall be installed to prevent contaminated water from mixing with clean municipal water supplies.
 - iii. All landscape areas shall feature permanent point-source drip irrigation systems. Drip systems shall irrigate with low-flow emitters. Spray irrigation systems may only be used for turf applications unless otherwise approved by the Zoning Administrator. Temporary spray systems may be used to establish hydroseeded areas.
 - iv. Permanent irrigation systems shall be fitted with irrigation controllers/timers (hardwired, battery-operated, or solar) to operate zone valves that respond to plant water needs throughout each season of the year.
 - v. Irrigation controllers shall accommodate contemporary smart technologies. All systems shall include a minimum of: one (1) flow sensor and one (1) weather-based sensor/application (i.e., rain sensors, tensionmeters, soil moisture gauges, weather stations, automatic seasonal adjustment applications, internet-connected weather data applications, etc.).
 - vi. Pipes carrying water under constant pressure must be buried to a depth of 24 inches. Those that are under intermittent pressure must be buried to a minimum depth of 18 inches, as necessary to prevent freezing.
 - vii. All non-pressure irrigation piping shall be buried a minimum of 12 inches, with greater depth required where necessary to prevent freezing or damage.
 - viii. Pipes under paved surfaces must be contained within pipe sleeves.

- ix. All irrigation equipment shall be protected (boxes, cages, cabinets, etc.) to ensure that irrigation equipment is not exposed to adverse weather conditions (freezing, solar degradation, etc.) or vandalism.

3) System Design

- i. Irrigation zones shall consider plant irrigation needs throughout seasons, plant establishment periods, and maturity.
 - 1. It is recommended that trees and understory be kept on separate irrigation zones.
 - 2. It is recommended that amenity area landscape and landscape borders be kept on separate irrigation zones.
- ii. Irrigation zones that feature native plants (or drought-tolerant plants with similar irrigation demands) may be turned off after plant establishment periods, as long as plant growth and health do not decline.

4) Maintenance

- i. Irrigation systems must be maintained and replaced as necessary to continue to conserve water. Detection and repair of leaky or broken pipes, valves, and fittings, as well as malfunctioning and/or misaligned heads and emitters must be a part of a regular maintenance program for the site.

5) Exceptions

- i. The Zoning Administrator may waive any irrigation standards of this Ordinance.

h. Rainwater Harvesting Standards

1) All landscaped areas shall be depressed between 4" and 9" to collect rainwater.

- i. Exceptions
 - 1. Areas identified by the project engineer or Town Engineer that cannot accommodate rainwater harvesting (for purposes of safety or functionality),
 - 2. Areas with a cross slope greater than 4%,
 - 3. Within 10' of a building foundation,
 - 4. Within 10' of a utility,
 - 5. Within a utility or access easement.
 - 6. Landscape areas that feature plants with limited water tolerance (e.g., *Opuntia* spp., *Cylindropuntia* spp., *Yucca baccata*, *Agave parryi*) shall be designed to minimize supplemental irrigation. Basins may be terraced to accommodate plants with varying water needs. Plants with high water needs shall be located at basin bottoms. Plants with moderate water needs shall be located at basin terraces/side slopes. Plants with limited water needs shall be located at the top of basins.

2) Rainwater Basin Design

- i. Basin slopes shall not exceed 3:1.
- ii. Basin depths shall not exceed 9".
- iii. Basin floor soils shall be loosened to a depth of at least 12".
- iv. Basin sides and bottoms shall be covered in 1"+ screened rock or bark mulch (no "minus" material is permitted) to a depth of 2". Alternatively, basins may be seeded with native seed mix.
- v. Scuppers, curb cuts, and rooftop downspouts shall correspond to the location of rainwater harvesting basins

- vi. Basins shall receive water from adjacent hardscape surfaces to the greatest extent feasible. Some basins, however, may only collect rainwater where it falls.
 - vii. Berms, gabions, check dams, weirs, and other drainage structures are all recommended to direct, disperse, and slow the movement of rainwater in landscape areas. Rainwater harvesting structures shall be depicted in both the Landscape Plans and Drainage Plans.
 - viii. Maximum reveal at the edge of public sidewalks and pedestrian circulation paths should be two inches or less to minimize the risk of injury to pedestrians. A minimum 12" wide shoulder with a maximum 2% cross slope away from public sidewalks or pedestrian paths is required.
- 3) Exceptions
- i. The Zoning Administrator may waive any rainwater harvesting standards of this Ordinance.