

CITY OF MERIDIAN ORDINANCE NO. 21-1950

BY THE CITY COUNCIL:

**BERNT, BORTON, CAVENER,
HOAGLUN, PERREALT, STRADER**

AN ORDINANCE AMENDING MERIDIAN CITY CODE AS CODIFIED AT TITLE 11, PERTAINING TO LANDSCAPE AND COMMON OPEN SPACE AND SITE AMENITY REQUIREMENTS IN CHAPTER 3; MULTI FAMILY COMMON OPEN SPACE DESIGN REQUIREMENTS IN CHAPTER 4; AND VARIOUS OTHER AMENDMENTS TO CHAPTERS 1-5 AND 7; PROVIDING FOR A WAIVER OF THE READING RULES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Unified Development Code is the official zoning ordinance for the City of Meridian and provides an opportunity to better support the Comprehensive Plan and provide a tool that is relevant and contemporary to the needs of the City; and,

WHEREAS, the City Council of the City of Meridian deems it to be in the best interest of the health, safety and welfare of its citizens to incorporate changes to the Unified Development Code within the City of Meridian.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF MERIDIAN, IDAHO:

Section 1. That Meridian City Code 11-1A-1 Unified Development Code, be amended to include a definition “Dismantled Vehicle” of follows:

DISMANTLED VEHICLE: Any vehicle, or parts thereof, which:

1. Cannot be safely operated under its own power;
2. Is missing any one of the following: foot brakes, hand brakes, headlights, taillights, horn, muffler, rearview mirrors, windshield wipers, or adequate fenders;
3. Has been declared salvage, or has been physically damaged to the extent that the cost of parts and labor minus the salvage value would make it uneconomical to repair or rebuild such vehicle; or is otherwise in a wrecked, inoperative, or dilapidated condition.

Section 2. That Meridian City Code Section 11-1A-1 Unified Development Code, be amended to include a definition “Vehicle Wrecking or Junk Yard” of follows:

VEHICLE WRECKING OR JUNK YARD. Any area, lot, land, or parcel where two (2) or more vehicles without current registration or ~~two (2) or more~~ inoperable or dismantled vehicles that are not in operating condition (or parts thereof) are stored, dumped, dismantled, partially dismantled or wrecked; or as defined by Idaho Code § 40-111, the use of a site that is maintained, operated, or used for storing, keeping, buying, or selling junk, or for the maintenance or operation of an automobile graveyard, garbage dumps and sanitary fills. The following uses are excluded from this definition. agricultural equipment on a farm as herein defined and vehicles stored or dismantled within a completely enclosed structure.

Section 3. That Meridian City Code Section 11-3C-4A.2, Unified Development Code, be amended as follows:

~~2. *Types of vehicles; location of parking.* Only automobiles and motorcycles displaying license plates assigned to the vehicle with current registration may be parked in the required street yard. All other vehicles, including, but not limited to, vehicles without current registration, vehicles without license plates, recreational vehicles, personal recreational items, boats, trailers and/or other vehicles shall only be parked in the rear or side yard and shall be screened by a solid fence, six (6) feet in height.~~

2. *Types of vehicles; location of parking.*

a. Street yard. The following vehicles may be parked in the street yard:

- (1) Automobiles and motorcycles displaying license plates assigned to the vehicle with current registration; and
- (2) One (1) other vehicle, which may include a recreational vehicle or trailer displaying license plates assigned to the vehicle with current registration, or one (1) boat, off-highway vehicle, or specialty off-highway vehicle.

Vehicles with a gross vehicle weight rating of 16,000 pounds or more shall not be parked in the street yard. Vehicles parked in the street yard shall not encroach upon any sidewalk or public right-of-way.

b. Side yard, unscreened. If no recreational vehicle, personal recreational item, boat, or trailer is parked in the street yard, one (1) of the following vehicles may be parked in a side yard that is not screened by a solid fence: a recreational vehicle, personal recreational item, boat, or trailer.

c. Rear or side yard. Except as otherwise allowed by this section, the following vehicles shall be parked in the rear or side yard and shall be screened by a solid fence, six (6) feet in height:

- (1) Vehicles other than automobiles and motorcycles;
- (2) Vehicles without current registration; and/or
- (3) Vehicles without license plates assigned to the vehicle.

Section 4. That Meridian City Code Section 11-3C-4B, Unified Development Code, be amended as follows:

B. Improvements.

~~1. Except as allowed in subsection (B)(2) of this section, all off~~ Off street parking areas in the street yard and driveways into and through a parking area in the street yard shall be improved with a compacted gravel base, not less than four (4) inches thick, surfaced with concrete or asphaltic pavement. No person shall park, or allow to be parked, ~~an automobile or motorcycle~~ any vehicle in the required street yard on any surface other than compacted gravel base, not less than four (4) inches thick, surfaced with concrete or asphaltic pavement.

~~2. Where the parking area is screened by a solid fence, six (6) feet in height, the off street parking areas and driveways shall be improved with a dustless material, including, but not limited to, vegetation, asphaltic pavement, rock, concrete, pavers, bricks, or recycled asphalt (asphalt grindings). Gravel is not a preferred improvement material because it must be~~

~~chemically treated every three (3) months to remain dustless. Such surface will only be allowed at the discretion of the Director for temporary or short term parking.~~

Section 5. That Meridian City Code Section 11-2A-3E, Unified Development Code, be amended as follows:

4. Notwithstanding other height limitations as set forth in this chapter, the maximum height for education facilities shall be ~~fifty~~forty feet (~~50~~40')

Section 6. That Meridian City Code Section 11-2B-2 Table, Unified Development Code, be amended as follows:

Use	C-N	C-C	C-G	L-O	<u>M-E</u>	H-E
Hospital ¹	-	C	C	C	<u>C</u>	P

Section 7. That Meridian City Code Section 11-3A-5, Unified Development Code, be amended as follows:

“Bikeways shall be constructed in accord with the city’s comprehensive plan and the Ada County highway district master street map and Roadways to Bikeways Master Plan.”

Section 8. That Meridian City Code Section 113A-7C.2c, Unified Development Code, be amended as follows:

“Except where fences and walls are used as decorative landscape elements or as noise abatement, fences and walls are permitted only on the interior edge of the street buffer.”

Section 9. That Meridian City Code Section 11-3B-14C, Unified Development Code, be amended as follows:

C. Extension Of Time For Installation:

1. ~~Non-Residential:~~ The building official, upon recommendation of the director, may recommend issuance of a temporary certificate of occupancy for non-residential projects for a specified time period, not to exceed one hundred eighty (180) days when:
 - ~~1a.~~ Due to inclement weather or other extenuating circumstances, the landscaping or other required site amenities cannot be completed;~~;~~ and
 - ~~2b.~~ The applicant has provided surety to the city for the required improvements consistent with the provisions of chapter 5, article C, "Surety Agreements", of this title.
 2. ~~Residential:~~ The building official, upon recommendation of the director, may recommend issuance of a certificate of occupancy for residential dwelling units when:
 - ~~1a.~~ Due to inclement weather or other extenuating circumstances, the landscaping or other required site amenities cannot be completed;~~;~~ and
 - ~~2b.~~ The applicant has provided surety to the city for the required improvements consistent with the provisions of chapter 5, article C, "Surety Agreements", of this title.
- c. Within ninety (90) days of the first certificate of occupancy being issued, all required landscaping, irrigation systems and site features shall be installed, or additional certificate of occupancies will be withheld.

Section 10. That Meridian City Code Section 11-3C-6 Table, Unified Development Code, be amended as follows:

	<u>Studio</u>	<u>1 per dwelling unit</u>
Dwelling, multi-family ³ (triplex, fourplex, apartments, etc.)	1	1.5 per dwelling unit; at least 1 in a covered carport or garage
	2/3	2 per dwelling unit; at least 1 in a covered carport or garage
	4+	3 per dwelling unit; at least 2 in a covered carport or garage
	<u>Guest spaces</u>	<u>1 per 10 dwelling units</u>

Section 11. That Meridian City Code Section 11-4-3-18, Unified Development Code, be amended as follows:

A. Office and/or retail showroom areas shall comprise a minimum of thirty percent (30%) of the structure and/or tenant space.

B. Light industry and warehousing shall not comprise more than seventy percent (70%) of the tenant space.

C. In the C-C, C-G and M-E Districts, roll-up doors and loading docks shall not be visible from a public street.

~~D. Except in the I-L and I-H Districts, loading docks are prohibited.~~

DE. Retail use shall not exceed twenty five percent (25%) of leasable area in any tenant space

Section 12. That Meridian City Code Section 11-4-3-43C.8, Unified Development Code, be amended as follows:

Lattice or guyed designed structures are prohibited unless approved through the conditional use process.

Section 13. That Meridian City Code Section 11-5A-6D, Unified Development Code, be amended as follows:

D. Posting Of Public Hearing Notice:

1. Required: All ~~applicants for~~ applications requiring a public hearing shall be posted on the subject property, except posting is not required for a unified development code text amendment, comprehensive plan text amendment, vacation, comprehensive plan map amendment initiated by the city, and/or short plat.

2. Time Frame: Not less than ten (10) days prior to the hearing, the applicant shall post a copy of the public hearing notice of the application on the property under consideration. Except as noted herein, posting of the property must be in substantial compliance with the following requirements:

(Keep Exhibit)

3. Sign Placement: The signs shall be posted securely on the land being considered along each roadway that is adjacent to the subject property boundaries. The sign(s) shall be located on the property, outside of the public right of way. If the sign cannot be placed on the property and still be clearly visible, the sign may be placed within the right of way if ~~the applicant can obtain the~~ consent of the owner of the right of way can be obtained. In circumstances where placing signs per the standards listed herein is not practical the ~~applicant may request a director's determination to~~ may identify an alternative sign placement strategy.
4. Proof Of Posting: ~~The applicant shall submit a~~ A notarized statement, map depicting the location(s) of the sign(s) and a photograph of the posting shall be provided to the city no later than seven (7) days prior to the public hearing attesting to where and when the sign(s) were posted. Unless certificate is received by such date, the hearing will be continued.
5. Sign Removal: The signs shall be removed no later than three (3) days after the public hearing for which the sign had been posted is ended.

Section 14. That Meridian City Code Section 11-5A-6G, Unified Development Code, be amended as follows:

8. If revised plans are required by director, commission or council, the applicant shall provide those 15 days prior to the scheduled hearing for review and approval. If plans are not received within the established timeframe, the project may ~~shall~~ be continued to extend the review period.

Section 15. That Meridian City Code Section 11-5C, Unified Development Code, be amended as follows:

11-5C-1: PURPOSE:

The purpose of this article is to establish procedures that guarantee the completion of improvements where City Engineer signature on the final plat or occupancy of a structure is desired, but the improvements required by the City have not been completed. (Ord. 11-1487, 8-9-2011, eff. 1-1-2012)

11-5C-2: APPLICABILITY:

The provisions of this article shall apply to those improvements that are not needed to protect the public health, safety and life (including, but not limited to: landscaping, fencing, pressurized irrigation systems and site amenities) and those improvements that are needed to protect the public health, safety and life (including, but not limited to, water, sewer, reclaimed water, stormwater facilities or improvements, and power facilities; parking lot paving and striping; and street paving). (Ord. 11-1487, 8-9-2011, eff. 1-1-2012)

11-5C-3: PROCESS:

A. The City may withhold building, electrical or plumbing permits, certificates of zoning compliance, or certificates of occupancy on the lots or land being developed or subdivided, or the

structures constructed thereon, if the improvements required under this title have not been constructed or installed, or if such improvements are not functioning properly.

B. Where approved by the City Engineer, an owner may post a performance surety for such improvements that are needed to protect the public life, safety and health including, but not limited to, water, sewer, reclaimed water, stormwater facilities or improvements, and power facilities; parking lot paving and striping; and street paving in order to obtain City Engineer signature on the final plat. The estimated cost shall be provided by the applicant and reviewed and approved by the City Engineer. In addition to the performance surety, all such improvements shall also be subject to a warranty surety in the amount of twenty percent (20%) of the cost of improvements for a period of two (2) years. The amount of the performance surety shall be established by City Council resolution.

C. In the event that an applicant and/or owner cannot complete the nonlife, nonsafety and nonhealth improvements, such as landscaping, amenities, pressurized irrigation, pathways and fencing, prior to City Engineer signature on the final plat and/or prior to occupancy, a surety agreement may be approved in accord with the procedures set forth in this chapter. The estimated cost for ~~landscape and fencing~~ sureties shall be provided by the applicant and reviewed and approved by the Director. The amount of surety called for shall be established by City Council resolution.

~~D. Where a surety is accepted for nonlife, nonsafety and nonhealth improvements by the City and deposited as provided by this article, the City may release temporary occupancy of a structure or structures. The term of the temporary occupancy shall be determined by the City Engineer and/or Director. The term shall not exceed one hundred eighty (180) days in length.~~

DE. Sureties shall be in the form of a bond, an irrevocable letter of credit or a cash deposit. In all cases the surety shall be drawn solely in favor of, and payable to, the order of the City of Meridian, in accord with the regulations contained in the surety agreement by and between the guarantor and the City of Meridian.

EF. Where a surety is accepted by the City and deposited as provided by this article, the surety shall be released subject to the following regulations:

1. The owner shall submit a written request to the City to lease the surety. The request shall include the following documents:
 - a. A statement from the owner that the required improvements are complete.
 - b. Two (2) sets of prints of the as built plans and specifications for all improvements.
2. The City Engineer and/or Director shall verify and certify that the required improvements, as detailed in the surety agreement, have been installed and/or accepted by the City at the end of the warranty period. The as built plans shall be reviewed and approved by the City Engineer or Director.
3. Upon certification of the City Engineer and/or the Director, the City shall release the sureties heretofore deposited in the manner and to the extent as provided for in the surety agreement in accord with the regulations of this article.

EG. All improvements related to public life, safety and health shall be completed prior to occupancy of the structures.

Section 16. That Meridian City Code Section 11-7-4C.3, Unified Development Code, be amended as follows:

~~Density Formula: Residential density in a planned development shall be calculated by multiplying the net residential area (gross acreage less the area of nonresidential uses) by the maximum number of dwelling units per acre allowed for the district in which the site is located.~~

Section 17. That Meridian City Code Section 11-3B-1 through 11-3B-14, Unified Development Code, be amended as follows:

ARTICLE B. LANDSCAPING REQUIREMENTS

SECTION:

11-3B-1: Purpose

11-3B-2: Applicability

11-3B-3: Application Requirements

11-3B-4: Application Process

11-3B-5: Standards And Installation

11-3B-6: Irrigation Standards

11-3B-7: Landscape Buffers Along Streets

11-3B-8: Parking Lot Landscaping

11-3B-9: Landscape Buffers To Adjoining Uses

11-3B-10: Tree Preservation

11-3B-11: Stormwater Integration

11-3B-12: Pathway Landscaping

11-3B-13: Landscape Maintenance

11-3B-14: Installation

11-3B-1: PURPOSE:

A. The regulations of this article are intended to promote landscaping in the city of Meridian that will improve community livability, preserve the quality of life, and enhance the aesthetic quality, economic viability, and environmental health of the city. (Ord. 12-1514, 5-16-2012, eff. 5-21-2012)

B. The city of Meridian recognizes that landscaping can be a significant expense to business people and residents. At the same time, high quality landscaping improves the livability of residential neighborhoods, enhances the appearance and customer attraction of commercial areas, increases property values, improves the compatibility of adjacent uses, screens undesirable views, and can reduce air, water and noise pollution. (Ord. 16-1717, 1-3-2017)

C. The intent of these regulations is to achieve a balance between the right of individuals to develop and maintain their property in a manner they prefer and the rights of city residents to live, work, shop, and recreate in pleasant, healthy, sustainable, and attractive surroundings.

D. The City recognizes that surface irrigation water is not available everywhere, that seasonal availability fluctuates, and that highly treated potable water is expensive and less desirable for landscaping. These regulations are intended to encourage the use of water conserving landscape designs and low water use plant materials and to discourage landscaping that requires high water use for maintenance, such as large expanses of lawn or turf.

E. These regulations are intended to assist in the implementation of CPTED (crime prevention through environmental design) strategies to reduce the opportunities of fear and incidence of crime and improve the quality of life. (Ord. 12-1514, 5-16-2012, eff. 5-21-2012)

11-3B-2: APPLICABILITY:

A landscape plan shall be required for the following:

A. All development, redevelopment, additions, or site modifications except detached single-family and secondary dwellings.

B. All common lots in all subdivisions.

C. All applications for a conditional use permit (CUP), preliminary plat (PP), final plat (FP), certificate of zoning compliance (CZC), administrative design review (DES), or planned unit development (PUD). (Ord. 09-1394, 3-3-2009, eff. retroactive to 2-4-2009)

D. Applicability of additions to existing structures: Existing development shall be required to conform to this article based upon the following guidelines:

1. For additions less than twenty five percent (25%) of the existing structure or developed area, no additional landscaping shall be required except for buffers to adjacent residential uses.

2. For additions that are twenty five percent (25%) to fifty percent (50%) of the existing structure or developed area, perimeter and right of way landscaping as required by this article shall be installed.

3. For additions greater than fifty percent (50%) of the existing structure or developed area, all current landscape standards of this article shall be met.

4. If the location of existing buildings or other structures prevents conformance with the requirements of this section, or if its implementation would create nonconformity, the director shall determine how this article is to be applied through the alternative compliance process in accord with chapter 5, "Administration", of this title. (Ord. 05-1170, 8-30-2005, eff. 9-15-2005)

11-3B-3: APPLICATION REQUIREMENTS:

A. All landscape plans shall comply with the requirements for size, scale, number of copies, and contents as detailed in the application form.

B. The landscape plan may be on the same site plan used to show parking layout, setback compliance, etc.

C. The landscape plan shall depict all ground level mechanical equipment areas and include details for vertical screening.

D. All landscape plans shall be prepared by a landscape architect, landscape designer, or qualified nurseryman. (Ord. 05-1170, 8-30-2005, eff. 9-15-2005)

11-3B-4: APPLICATION PROCESS:

A. Preliminary Landscape Plan Review: A preliminary landscape plan review is recommended prior to submission for all developments, but is not required.

B. Landscape Plan Review: A landscape plan will be reviewed in accord with the standards and procedures set forth in this article and approved by the department.

C. Landscape Plan Modification:

1. An approved landscape plan shall not be altered without prior approval of the Planning Department.

2. No significant field changes to the plan are permitted.
3. Prior written approval of all material changes is required.
4. All approved changes to the landscape plan shall be documented prior to issuance of a certificate of occupancy. (Ord. 05-1170, 8-30-2005, eff. 9-15-2005)

11-3B-5: STANDARDS AND INSTALLATION:

A. Approved Tree Species:

1. The publication titled "Treasure Valley Tree Selection Guide" is hereby adopted by this reference as the City of Meridian's list of approved and prohibited tree species, except for following Arborists Revised List of trees, are disallowed in Meridian without written approval by from the City's arborist.

The publication categorizes the trees by size as Class I, Class II, or Class III trees.

- Acer- Maples
 - campestre- Hedge Maple
 - ginnala- Amur Maple
 - glabrum- Rocky Mountain Maple
 - grandidentatum- Bigtooth Maple - Highland Park, Mesa Glow, Rocky Mountain Glow
 - griseum- Paperbark Maple
 - miyabei- Miyabei Maple Rugged Ridge Maple, State Street Maple
 - negundo- Boxelder 'Sensation'
 - pseudoplatanus- Sycamore Maple
 - saccharum- Sugar Maple
 - truncatum- Shantung Maple
 - truncatum x platanoides (hybrids) Crimson Sunset, Pacific Sunset, Urban Sunset
- Aesculus- Buckeye/Horsechestnut
 - glabra- Ohio Buckeye
 - flava- Yellow Buckeye
 - hippocastanum- Horsechestnut
- Alnus- Alders
 - glutinosa- Common Alder
 - cordata- Italian Alder
 - spaethii- Spaeth's Alder
- Amelanchier- Serviceberry
 - arborea- Downy Serviceberry
 - alnifolia- Saskatoon Serviceberry
 - X grandiflora- Autumn Brilliance Serviceberry
- Betula- Birch
 - nigra- River Birch

- Carpinus- Hornbeam
 - betulus-European Hornbeam
 - caroliniana- American Hornbeam
- Catalpa- Northern Catalpa
 - speciosa- Northern Catalpa
- Celtis- Hackberry
 - occidentalis- Common Hackberry
 - reticulata- Nettleaf Hackberry
- Cercidiphyllum- Katsura
 - Japonicum
- Cercis- Redbud
 - canadensis- Eastern Redbud
 - occidentalis- Western redbud
- Chionanthus- Fringe Tree
 - retusus- Chinese Fringe Tree
 - virginicus- White Fringe Tree
- Cladrastis- Yellowwood
 - kentuckea- American Yellowwood
 - lutea- (now synonymous with kentuckea)
- Cornus- Dogwood
 - florida- Flowering Dogwood
 - kousa- Kousa Dogwood
 - mas- Corneliancherry- ‘Saffron Sentinel’, ‘Golden Glory’
- Corylus- Filbert
 - americana- American Filbert
 - avellana- European Filbert
 - colurna- Turkish Filbert
- Cotinus- Smoke Tree
 - coggygria- Common Smoketree
 - obovatus- American Smoketree
- Crataegus- Hawthorn
 - crusgalli-Cockspur Hawthorn
 - douglasii- Douglas Hawthorn

- laevigata- English Hawthorn
 - X lavalleyi- Lavalley Hawthorn
 - phaenopyrum- Washington Hawthorn
 - viridis- Green Hawthorn ‘Winter King’
- Diospyros- Persimmon
 - virginiana- Common Persimmon
- Fagus- Beech
 - sylvatica- European/Common Beech
- Fraxinus- Ash
- Ginkgo
 - Biloba (Magyar, Autumn Gold, Princeton Sentry)
- Gleditsia- Honeylocust
 - triacanthos var. inermis- Thornless Common Honeylocust
- Gymnocladus- Kentucky Coffee Tree
 - dioicus- (‘Espresso’ is a seedless variety)
- Juglans- Walnut
 - nigra- Black Walnut
 - regia- Common English Walnut
- Koelreuteria- Goldenraintree
 - paniculata- Goldenraintree
- Liquidambar- Sweetgum
 - styraciflua- American Sweetgum
- Liriodendron tulipifera- Tulip Tree
- Maackia amurensis- Amur Maackia
- Maclura pomifera- Osage Orange
- Magnolia-
 - acuminate- Cucumber Magnolia
 - grandifolia- Evergreen Magnolia
 - X soulangiana- Saucer Magnolia
 - stellata- Star Magnolia

- Malus spp. Flowering Crabapple
- Metasequoia glyptostroboides- Dawn Redwood
- Morus alba- White/Common Mulberry
- Nyssa sylvatica- Black Tupelo
- Ostrya virginiana- American Hophornbeam/ Ironwood
- Parrotia persica- Persian Parrotia
- Phellodendron amurense- Amur Corktree
- Platanus- Sycamore/Planetree
 - x acerifolia- London Planetree
 - occidentalis- American Planetree/Sycamore
- Populus- Cottonwood/Poplar
 - alba- White/Silver-leaved Poplar
 - angustifolia
 - balsamifera- Balsam Poplar
 - deltoides- Eastern Cottonwood
 - nigra 'italica'- Lombardy Poplar
 - trichocarpa
 - x canadensis- Carolina Poplar
- Prunus- Plum, Cherry, Chokecherry, Peaches, Almonds, Apricots
 - cerasifera- Cherry Plum (recommended variety = Krauter Vesuvius)
 - padus- Common Birdcherry
 - serotina- Black Cherry
 - serrulata- Flowering Cherry
 - virginiana- Chokecherry (Canada Red, Schubert)
- Pyrus- Flowering Pear
 - Calleryana
- Quercus- Oak
 - acutissima- Sawtooth Oak pH sensitive
 - alba- White Oak pH sensitive
 - bicolor- Swamp White Oak
 - imbricaria- Shingle Oak
 - macrocarpa- Bur Oak
 - muehlenbergii- Chinkapin Oak

- nutallii- Nuttall Oak
- prinus- Chestnut Oak
- robur- English Oak
- rubra- Northern Red Oak
- shumardii- Shumard Oak
- Rhus typhina- Staghorn Sumac
- Robinia pseudoacacia- Black Locust
- Salix- Willow
- Sophora japonica- Pagodatree (styphnolobium japonicum)
- Syringa reticulata- Japanese Tree Lilac ‘Ivory Silk’
- Tilia- Linden
 - americana- American Linden/Basswood
 - cordata- Littleleaf Linden
 - tomentosa- Silver Linden
- Ulmus- Elm
 - americana- American Elm
 - japonica x wilsoniana ‘Morton’ Accolade™ Elm
 - japonica x pumila – ‘New Horizon’ Elm
 - ‘Morton Glossy’ – Triumph™ Elm
 - parvifolia- Chinese Elm Bosque
 - procera- English Elm
 - propinqua- Emerald Sunshine® Elm
 - wilsoniana – ‘Prospector’ Prospector Elm
- Zelkova serrata- Zelkova (Village Green, Green Vase, Wireless)

Conifers

- Abies- Fir
 - Concolor White/Concolor Fir
- Calocedrus decurrens California Incense Cedar
- Cedrus True Cedar
 - atlantica
 - deodara
- Chamaecyparis lawsoniana Lawson’s Cypress

- Cupressus nootkatensis- Alaskan Cedar
- Juniperus- Juniper
 - Communis- Common Juniper
 - Occidentalis- Western Juniper
 - Osteosperma- Utah Juniper
 - Scopulorum- Rocky Mountain Juniper
- Picea- Spruce
 - abies- Norway Spruce
 - glauca- White Spruce var densata Black Hills Spruce
 - pungens Colorado Spruce glauca Colorado Blue Spruce
- Pinus- Pine
 - Aristata Bristlecone Pine
 - Contorta/latifolia- Lodgepole Pine
 - Densiflora umbraculifera Tanyosho Pine
 - Flexilis Limber Pine ‘Vanderwolf’s Pyramid’
 - Heldreichii/leucodermis Bosnian Pine
 - Mugo (standard)
 - Nigra Austrian Pine
 - Ponderosa- Ponderosa Pine
 - Strobiformis
 - Strobus
 - Sylvestris- Scotch Pine
- Pseudotsuga menziesii Douglas Fir
- Sequoiadendron giganteum Giant Sequoia
- Taxodium distichum Bald Cypress
- Thuja plicata Western Red Cedar, occidentalis Arborvitae/White Cedar

(Ord. 19-1833, 7-9-2019)

2. In addition to the trees identified above, the trees listed in the Park’s and Recreation Water Conserving Tree Species list ~~table 11-3B-5-1 of this subsection lists approved water conserving tree species.~~

~~TABLE 11-3B-5-1~~

~~APPROVED WATER CONSERVING TREE SPECIES~~

~~Common Name~~

~~Botanical Name~~

SEPTEMBER, 2021 UPDATE

UNIFIED DEVELOPMENT CODE TEXT AMENDMENT ORDINANCE – ZOA 2021-0002

PAGE 14 OF 47

Deciduous:

-

Hedge maple

~~Acer campestre~~

-

Amur maple

~~Acer ginnala~~

-

Rocky mountain maple

~~Acer glabrum~~

-

Big tooth maple

~~Acer grandidentatum~~

-

Box elder

~~Acer negundo~~

-

Norway maple

~~Acer platanoides~~

-

Pacific sunset maple

~~Acer truncatum x platanoides~~

-

Serviceberry

~~Amelanchier alnifolia~~

-

Red bud

~~Cercis canadensis~~

-

Green ash

~~Fraxinus pennsylvanica~~

-

Honey locust

~~Gleditsia triacanthos~~

-

Kentucky coffeetree1

~~Gymnocladus dioica~~

-

Sweetgum

~~Liquidambar styraciflua~~

-
~~Tulip tree1~~
~~Liriodendron tulipeifera~~

-
~~Crabapple~~
~~Malus spp~~

-
~~London plane tree1~~
~~Platanus x acerifolia~~

-
~~Higan cherry~~
~~Prunus sub~~

-
~~Chokecherry~~
~~Prunus virginiana~~

-
~~Pear~~
~~Pyrus calleryana~~

-
~~Bur oak1~~
~~Quercus macrocarpa~~

-
~~Chinese scholar tree1~~
~~Saphora japonica~~

~~Conifer:~~

-
~~Blue atlas cedar~~
~~Cedrus atlantica "glauca"~~

-
~~Lawson's cypress~~
~~Chamaecypris lawsoniana~~

-
~~Alaskan cedar~~
~~Chamaecypris nootkantensis~~

-
~~Rocky mountain juniper~~
~~Juniperus communis~~

-
~~Utah juniper~~
~~Juniperus utahensis~~

-
~~Colorado spruce¹~~
~~Picea pungens~~

-
~~Vanderwolf pine~~
~~Pinus flexilis~~

-
~~Austrian pine¹~~
~~Pinus nigra~~

-
~~Ponderosa pine¹~~
~~Pinus ponderosa~~

-
~~Scotch pine¹~~
~~Pinus silvestris~~

—Note:

—1. ~~Prohibited in parkways and/or required parking lot landscaping.~~
—3. ~~The city recognizes that new plant varieties are being produced every year and will consider other species not listed in these publications. Copies of the publications will be available at the planning department. (Ord. 11-1493, 9-6-2011, eff. 9-12-2011)~~

Acer Maples

- campestre- Hedge Maple
- ginnala- Amur Maple
- glabrum- Rocky Mountain Maple
- grndidentatum- Bigtooth Maple
- griseum- Paperbark Maple
- miyabei- Miyabei Maple
- truncatum x platanoides- Shantung Maple Hybrids

Amelanchier Serviceberry

- x grandiflora ‘Autumn Brilliance Serviceberry

Carpinus Hornbeam

- betulus- European Hornbeam
- caroliniana- American Hornbeam

Catalpa

- speciosa- Northern Catalpa

Celtis Hackberry

- occidentalis Common Hackberry

Cercis Redbud

- canadensis- Eastern Redbud
- occidentalis- Western Redbud

Cladrastis Yellowwood

- kentuckea/lutea- American Yellowwood

Cornus (Dogwood)

- mas- Corneliancherry

Cotinus Smoke Tree

- coggygia- Common Smoketree
- obovatus- American Smoketree

Crataegus Hawthorn

- crusgalli- Cockspur Hawthorn
- douglasii- Douglas Hawthorn
- phaenopyrum- Washington Hawthorn
- viridis- Green Hawthorn ‘Winter King’

Gleditsia Honeylocust

- triacanthos var inermis- Thornless Common Honeylocust
- ‘Suncole’- Sunburst Honeylocust prohibited in ROW Street Tree Planting

Gymnocladus

- dioicus- Kentucky Coffee Tree

Maackia

- amurensis- Amur Maackia

Maclura

- pomifera- Osage Orange

Ostrya

- virginiana- American Hophornbeam/ Ironwood

Parrotia

- persica- Persian Parrotia

Platanus

- x acerifolia- London Planetree
- occidentalis- American Planetree/Sycamore

Prunus

- virginiana- Chokecherry

Pyrus

- calleryana- Ornamental Flowering Pear

Quercus Oaks

- imbricaria- Shingle Oak
- macrocarpa- Bur Oak
- muehlenbergii- Chinkapin Oak

- rubra- Northern Red Oak

Saphora japonica AKA Styphnolobium japaonicum Japanese Pagoda Tree

Tilia Linden

- tomentosa- Silver Linden

Ulmus- Elm Hybrids

Conifers

Calocedrus decurrens- Incense Cedar

Cedrus atlantica ‘Glauc’ - Blue Atlas Cedar

Chamaecyparis lawsoniana- Lawson’s Cypress

Cupressus nootkatensis- Alaskan Cedar

Juniperus

- communis- Common Juniper
- occidentalis- Western Juniper
- osteosperma- Utah Juniper
- scopulorum- Rocky Mountain Juniper

Picea Spruce

- abies- Norway Spruce
- glauc’ - White Spruce & Black Hills Spruce
- pungens- Colorado Spruce

Pinus Pines

- aristate- Bristlecone Pine
- contorta/latifolia- Lodgepole Pine
- flexilis- Limber Pine Including ‘Vanderwolf’s Pyramid’
- heldreichii/leucodermis
- nigra- Austrian Pine
- ponderosa-Ponderosa Pine
- strobiformis- Southwestern White Pine
- sylvestris- Scotch Pine

Pseudotsuga menziesii- Douglas Fir

Thuja plicata- Western Red Cedar

B. Minimum Plant Sizes: The following are minimum plant sizes for all required landscape areas: (Ord. 05-1170, 8-30-2005, eff. 9-15-2005)

TABLE 11-3B-5-2

MINIMUM PLANT SIZES

Type Of Tree	Minimum Size
Evergreen trees	6 foot height minimum
Ornamental trees	2 inch caliper minimum

Shade trees	2 inch caliper minimum
Woody shrubs	2 gallon pot minimum

(Ord. 05-1170, 8-30-2005, eff. 9-15-2005; amd. Ord. 11-1493, 9-6-2011, eff. 9-12-2011)

C. Prohibited Plant Material: The plants listed in Treasure Valley Tree Guide, under trees not permitted for rights of way property planting, and those in the Arborists Revised List, are prohibited from being planted along any street or within any parking lot regulated by this article. The only exception is that conifers (not otherwise prohibited) may be planted in the center of street buffers that have a minimum width of twenty feet (20') as measured from the edge of the sidewalk to the street curb. For public safety purposes, the location of such conifers shall maintain view corridors of nonresidential structures.

D. Tree Species Mix: When five (5) or more trees are to be planted to meet the requirements of any portion of this article (including street trees, street buffers, parking lot landscaping and other landscape guidelines), a mix of species shall be provided. The number of species to be planted shall vary according to the overall number of trees required to be planted. See the table below: (Ord. 05-1170, 8-30-2005, eff. 9-15-2005)

TABLE 11-3B-5-3
REQUIRED NUMBER OF TREES AND SPECIES

Required Number Of Trees	Minimum Number Of Species
5 to 10	2
11 to 30	3
31 to 50	4
More than 50	5

(Ord. 05-1170, 8-30-2005, eff. 9-15-2005; amd. Ord. 11-1493, 9-6-2011, eff. 9-12-2011)

E. Plant Quality: All plant material installed pursuant to this article shall meet or exceed the minimum federal standards as regulated by ANSI Z60.1, "American Standard For Nursery Stock".

F. Planting Standards: All trees, shrubs, and other plant material shall be planted in appropriate soil medium and using accepted nursery standards as published by the American Association Of Nurserymen (latest edition) including hole size, backfilling, and fertilization, or as detailed by a certified Landscape Architect or qualified arborist.

G. Staking: Tree staking is not required but may be used in areas with high winds or other situations that make staking desirable. If trees are staked, the stakes shall be removed within twelve (12) months to prevent damage to the tree. (Ord. 05-1170, 8-30-2005, eff. 9-15-2005)

H. Mulching: Mulch shall be used in all required planting areas. Approved mulches may be organic, such as bark or soil aid, or they may include rock products, such as "permabark" or similar products. Use of mulch, organic or rock, as the only ground cover in required planting areas is prohibited. Pea gravel, drain rock, road base gravel, and similar products shall not be used as mulch. All mulch shall be contained by a curb, concrete mow strip, or other edging material to contain the mulch and prevent it from migrating to adjacent surfaces. If rock mulch is used, a weed barrier fabric shall be used beneath the rock. Impermeable plastic weed barriers are prohibited because they restrict water and oxygen to the plants. Within stormwater facilities, mulch may not float. (Ord. 16-1717, 1-3-2017)

I. Curbing: All planting areas that border driveways, parking lots, and other vehicle use areas shall be protected by curbing, wheel stops, or other approved protective devices. Such devices shall be a minimum of thirty inches (30") from all tree trunks to prevent cars from damaging tree trunks.

J. Utilities: The following standards apply to the planting of trees near existing utilities and to trenching for new utilities near existing trees:

1. Overhead Utilities: Only class I trees in the recommended plant list may be planted under or within ten (10) lateral feet of any overhead utility wires.

2. Underground Utilities: All trees shall be planted outside of any easement that contains a city water or sewer main, unless written approval is obtained from the city engineer. If any utility easement precludes trees required by this article, the width of the required buffer shall be increased to accommodate the required trees.

3. Trenching: New underground utilities shall stay outside of the drip line of existing trees if trenched, or be tunneled a minimum of three feet (3') below existing grade within the tree's drip line. The guiding principle is that no root two inches (2") or larger shall be cut. Note: This requirement is for placement of new utilities and does not affect the city's ability to access existing utilities for repair and maintenance.

K. Erosion Control: The landscape installation shall stabilize all soil and slopes.

L. Berms: Berm slopes shall not exceed ~~two~~ three to one (2:1) (horizontal:vertical). Three to one (3:1) maximum slopes are recommended. Grass that requires mowing shall not be used on slopes steeper than three to one (3:1). (Ord. 05-1170, 8-30-2005, eff. 9-15-2005)

M. Screening: Where screening is required in this article and/or this title, chainlink fencing with or without slats does not qualify as a screening material. (Ord. 06-1241, 7-5-2006, eff. 7-15-2006)

N. Vegetation Coverage: Required landscape areas shall be at least seventy percent (70%) covered with vegetation at maturity, with mulch used under and around the plants, or alternatively, meet the standards for Water Conserving Design below. ~~An exception may be approved by the director for water conserving designs that meet both the following standards:~~

~~—1. The design incorporates a variety of water conserving trees as set forth in table 11-3B-5-1 of this section, water conserving plants, boulders, rocks, decorative walls and/or permeable hardscape materials such as pavers and flagstones; and~~

~~—2. Required landscape areas shall be at least forty percent (40%) covered with vegetation at maturity.~~

O. Water Conserving Design: To qualify for the exceptions for water conserving designs as set forth in this chapter, the applicant shall demonstrate the following:

1. ~~The design includes water conserving trees as set forth in table 11-3B-5-1 of this section,~~ use of native or drought resistant shrubs, perennials or ornamental grasses, water conserving plants, boulders, rocks, decorative walls and/or permeable hardscape materials such as pavers and flagstones, and that are visually distinct (size, texture, or color) and clearly visible from the adjacent travel roadway or drive aisle.

2. The design includes plants that can thrive in climates with approximately ten (10) to twelve inches (12") of annual rainfall.

3. Lawn and turf areas shall not comprise more than fifty percent (50%) of the total landscaped areas and shall consist of water conserving grasses, including, but not limited to, buffalo grass, blue gamma grass, compact fescue, ~~zerilawn~~ Xerilawn, turf type tall fescue and/or rhizomatous tall fescue.

4. Herbaceous and/or perennial ground cover shall be drought tolerant and able to withstand dry conditions once established. As a guide, refer to the recommended plants in the city of Boise parks and recreation "Water Conservation Guidelines". (Ord. 11-1493, 9-6-2011, eff. 9-12-2011)

5. Excluding lawn and turf, no area larger than (375) square feet may be covered by a single ground cover material without additional hardscape or design feature of no less than (125) square feet.

6. Required landscape areas shall be at least forty percent (40%) covered with vegetation at maturity.

P. Safety:

1. Landscaping shall be designed and installed in such a way as to provide natural surveillance opportunities from public areas and not create hiding places or blind spots.

2. Shrubs and plant material installed in close proximity to windows and entryways should be limited in size and be of slow growing varieties to prevent overgrowth and concealment of windows and entryways creating opportunities for crime. (Ord. 12-1514, 5-16-2012, eff. 5-21-2012)

11-3B-6: IRRIGATION STANDARDS:

A. Irrigation Required: All landscape areas regulated by this article shall be served with an automatic underground irrigation system. Additional requirements affecting pressurized irrigation systems can be found in section 9-1-28, "Pressurized Irrigation System", of this code. (Ord. 05-1170, 8-30-2005, eff. 9-15-2005)

B. Performance Specifications:

1. Coverage: The irrigation system shall be designed to provide one hundred percent (100%) coverage within lawn areas with head to head spacing or triangular spacing as appropriate or point to point (drip) at each plant or planting area.

2. Matched Precipitation Rates: Sprinkler heads shall have matched precipitation rates within each control valve circuit.

3. Irrigation Hydrozones: Sprinkler heads irrigating lawn or other high water demand areas shall be circuited so that they are on a separate hydrozone from those irrigating trees, shrubs, or other reduced water demand areas.

4. Overspray: Sprinkler heads shall be installed and adjusted to reduce overspray onto impervious surfaces such as streets, sidewalks, driveways, and parking areas. (Ord. 11-1493, 9-6-2011, eff. 9-12-2011)

C. Backflow Prevention: Provide an appropriate backflow prevention device as required by title 9, chapter 3, "Cross Connection Control", of this code. (Ord. 05-1170, 8-30-2005, eff. 9-15-2005)

D. Nonpotable Water: Use of nonpotable irrigation and/or reuse water is required when determined to be available by the city public works department as set forth in section 9-1-28, "Pressurized Irrigation System", of this code; reuse water may not be used for stormwater facilities. Water availability during the fall and spring seasons is also required by connecting to city potable water, city reuse water, and/or an on site well as a secondary source. An exception may be approved for water conserving designs as set forth in subsection 11-3B-5O of this article. In such cases, the requirement for a secondary source may be waived by the director. If city potable water is used, a separate water meter is required. (Ord. 16-1717, 1-3-2017)

E. Subdivision Irrigation Systems: If a pressurized irrigation pump station is required on the developed property, such station shall be on a lot solely dedicated to that pump station. Said lot

shall be owned by the entity that owns and maintains the pressurized irrigation system. (Ord. 07-1325, 7-10-2007)

11-3B-7: LANDSCAPE BUFFERS ALONG STREETS:

A. Purpose: The intent of these requirements is to ensure the long term and consistent maintenance of landscape buffers along streets that improve the visual quality of the streetscape, unify diverse architecture, and carry out the comprehensive plan policies related to promoting attractive street(s) and street beautification.

B. Applicability: Landscape buffers shall be required along streets in all locations, except for local streets adjacent to ~~single-family residential, duplex, and townhouse~~ residential properties.

C. Standards: Standards for landscape buffers along streets shall be as follows:

1. Buffer Size: See chapter 2, "District Regulations", of this title. (Ord. 05-1170, 8-30-2005, eff. 9-15-2005)

a. Measurement:

(1) All street buffers with attached sidewalks shall be measured from the back of sidewalk. Where ACHD is anticipating future widening of the street, the width of the buffer shall be measured from the ultimate sidewalk location as anticipated by ACHD.

(2) All street buffers with detached sidewalks shall be measured from the back of curb. Where ACHD is anticipating future widening of the street, the width of the buffer shall be measured from the ultimate curb location as anticipated by ACHD. Detached sidewalks shall have an average minimum separation of greater than four feet (4') to back of curb. (Ord. 07-1325, 7-10-2007)

b. Easements: Where the buffer is encumbered by easements or other restrictions, the buffer area shall include a minimum five foot (5') wide area for planting shrubs and trees. (Ord. 05-1170, 8-30-2005, eff. 9-15-2005)

c. Width Reduction: In a development where the required street buffer width results in an otherwise unavoidable hardship to the property, a written request for a buffer reduction may be submitted through the alternative compliance process in accord with chapter 5, "Administration", of this title. The request shall demonstrate evidence of the unique hardship caused by the required street buffer and propose a specific alternative landscape plan that meets or exceeds the intent of the required buffer. In no case shall the width be reduced to less than ten percent (10%) of the depth of the lot, except in the Old Town district. A reduction to the buffer width shall not affect building setbacks; all structures shall be set back from the property line a minimum of the buffer width required in the applicable zoning district. (Ord. 10-1439, 1-12-2010, eff. 1-18-2010)

2. Buffer Location: Landscape buffers along streets shall be located at all subdivision boundaries.

a. All residential subdivision street buffers shall be on a common lot, maintained by a homeowners' association. (Ord. 05-1170, 8-30-2005, eff. 9-15-2005)

b. All commercial, industrial, and other nonresidential street buffers shall be on a common lot or on a permanent dedicated buffer, maintained by the property owner or business owners' association. (Ord. 07-1325, 7-10-2007)

c. Except where fences and walls are used as decorative landscape elements, fences and walls are permitted only on the interior edge of the street buffer.

3. Buffer Landscaping Materials:

a. All required landscape buffers along streets shall be designed and planted with a variety of trees and shrubs, lawn, or other vegetative ground cover. Plant materials in conjunction with site design should all elicit design principles including rhythm, repetition, balance, and focal elements.

b. The minimum density of one tree per thirty five (35) linear feet is required. At least 35% of qualifying trees must provide urban canopy at maturity, and at least 25% of qualifying trees must be Class 2 selections, unless it can be shown that utility conflicts prohibit installation of Class 2 trees. If this calculation results in a fraction of five (5) or greater, round up to an additional tree. If this calculation results in a fraction less than five (5), round the number down.

c. Large shrubs, hedges and conifers should be used sparingly and in clusters that are well integrated with the landscape design. Such plants shall not screen or create a public safety hazard.

d. Where street trees are within a parkway, they shall be centered within the parkway planter. Where street trees are not within a parkway, they shall be offset a minimum of five feet (5') from the edge of sidewalk.

e. Lawn and other grasses requiring regular mowing shall comprise no more than 65% of the vegetated coverage of a landscape buffer. This maximum area excludes landscaped parkway with trees. All other vegetated coverage shall be mulched and treated as planting area for shrubs or other vegetative cover. Areas along required walls and closed vision fences should generally be reserved for planting beds with a minimum of one shrub per seven lineal feet of frontage, as demonstrated in Figure 1.

f. Entryway Corridors: along all entryway corridors, additional landscape design features shall be provided within landscape buffers. Features may include berms of no less than (4:1) slope to at a 3-foot minimum height, decorative landscape walls (no greater than 3-feet in height), decorative open vision fencing (no greater than 4-feet in height), or design elements with a similar level of effort (Example: a dry creek design with river rock, boulders, etc.). Detached sidewalks within landscaped buffers are required along entryway corridors, unless curb, gutter and sidewalk already exist.

g. In conditions with reduced landscape buffers, additional design elements shall be required including reduced turf area, increased mulched planting area and increased plant diversity, and additional vertical design features such as decorative landscape retaining walls (no greater than 3-feet in height).

4. Tree Spacing: For design flexibility, trees may be grouped together or spaced evenly as desired. Landscape designs should consider tree placement location, spacing, and clumping to avoid conflicts with wayfinding and business identification signs. However, trees shall be spaced no closer than eighty percent (80%) of the average mature width of the trees, as demonstrated in Figure 2.~~the following examples:~~

FIGURE 1

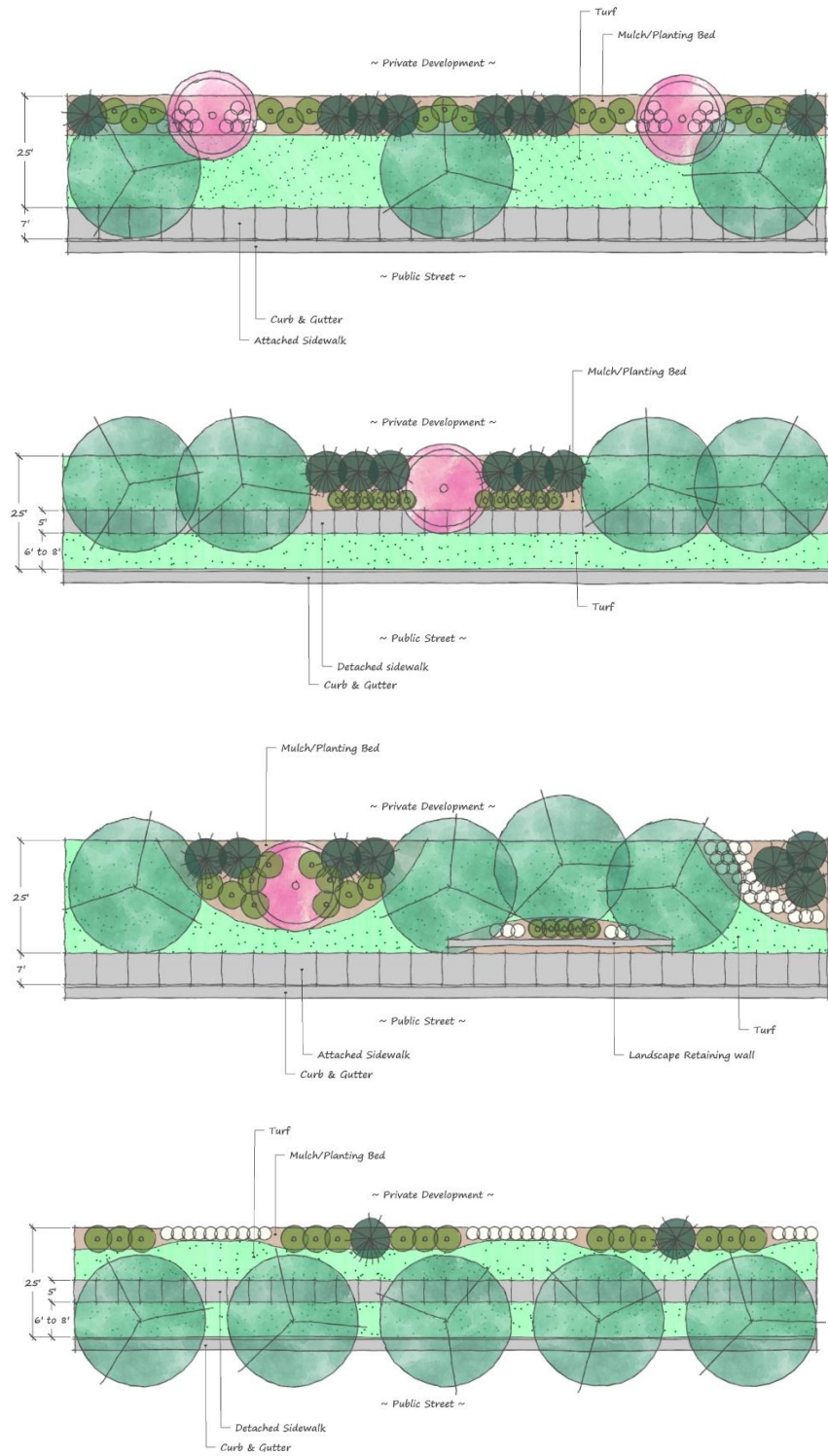
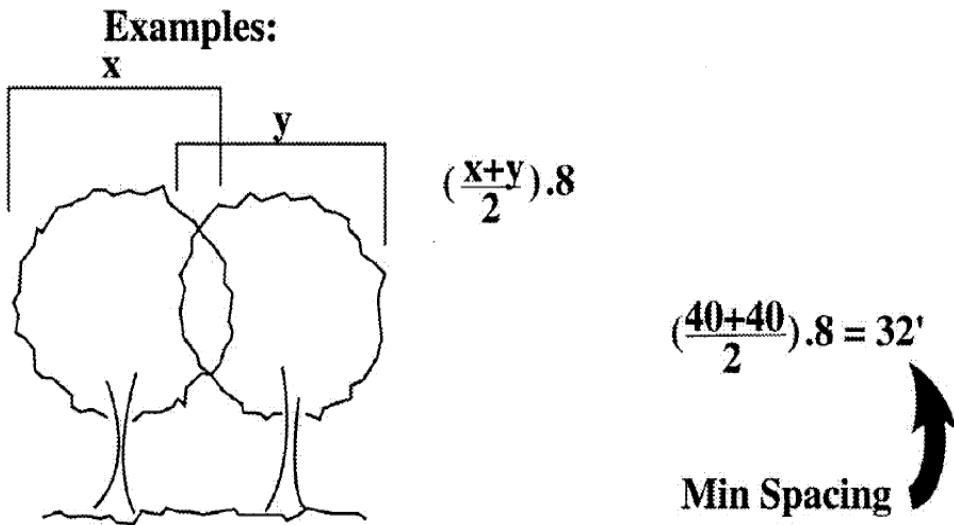
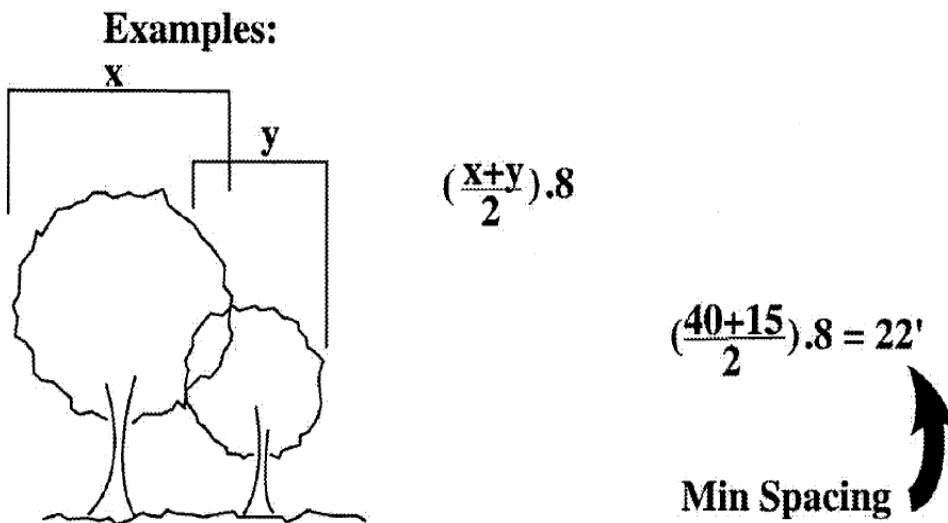


FIGURE 42
TREE SPACING



Minimum Tree Spacing.



Minimum Tree Spacing.

(Ord. 05-1170, 8-30-2005, eff. 9-15-2005)

5. Landscaping Within Right Of Way:

a. If the unimproved street right of way is ten feet (10') or greater from the edge of pavement to edge of sidewalk or property line, the developer shall maintain a ten foot (10') compacted shoulder meeting the construction standards of the transportation authority and landscape the remainder with lawn or other vegetative ground cover. (Ord. 16-1672, 2-16-2016)

b. Landscaping improvements within the right of way shall require a license agreement between the property owner and the transportation authority. (Ord. 05-1170, 8-30-2005, eff. 9-15-2005)

6. Impervious Surfaces: Allowed impervious surfaces within the landscape buffer include driveways, outdoor seating, signs and walkways. Vehicle display pads are prohibited in the required buffer. (Ord. 10-1439, 1-12-2010, eff. 1-18-2010)

7. Berms In Street Buffers: Berm design is subject to the provisions in accord with subsection 11-3B-5L of this article. (Ord. 05-1170, 8-30-2005, eff. 9-15-2005)

8. Stormwater Detention: Stormwater swales and other green stormwater facilities may be incorporated into the buffer in accord with section 11-3B-11 of this article. Other stormwater detention and retention facilities shall not be permitted in the street buffer, except along I-84. (Ord. 16-1717, 1-3-2017)

11-3B-8: PARKING LOT LANDSCAPING:

A. Purpose: The purpose of perimeter and internal parking lot landscaping is to soften and mitigate the visual and heat island effect of a large expanse of asphalt in parking lots, and to improve the safety and comfort of pedestrians. ~~Landscaping can also reduce summer heat gain in parking areas and define pedestrianways.~~

B. Applicability: The requirements for perimeter and internal lot landscaping shall apply to all commercial, industrial and multi- family development, with the following exceptions:

1. Parking spaces adjoining loading areas in the I-L and I-H districts are excluded from the interior landscape requirements. (Ord. 05-1170, 8-30-2005, eff. 9-15-2005)

2. For parking lot reconstruction, exclusive of sealing, striping, or overlaying, all current landscape standards of this section shall be met, unless approved as set forth in section 11-1B-4 of this title. (Ord. 16-1672, 2-16-2016)

3. If the location of existing buildings or other structures prevents conformance with the requirements of this section, or if its implementation would create a nonconformity with parking standards, the director shall determine how this article is to be applied through the alternative compliance process. (Ord. 05-1170, 8-30-2005, eff. 9-15-2005)

C. Standards:

1. For Perimeter Landscaping: The following standards apply to the perimeter of parking or other vehicular use areas, including driveways:

a. Requirement: Provide a five foot (5') wide minimum landscape buffer adjacent to parking, loading, or other paved vehicular use areas, including driveways, vehicle sales areas, truck parking areas, bus parking areas, and vehicle storage areas, subject to the following exceptions:

(1) This requirement may be reduced or waived at the determination of the director where there is a shared driveway and/or recorded cross parking agreement and easement with an adjacent property.

(2) This requirement may be reduced or waived at the determination of the director for truck maneuvering areas in industrial, mixed-employment and high-density employment districts. (Ord. 09-1420, 6-23-2009, eff. 6-23-2009)

b. Landscaping: The perimeter landscape buffer shall be planted with one Class II or Class III tree per thirty five (35) linear feet and shrubs, lawn, or other vegetative ground cover. (Ord. 05-1170, 8-8-2005, eff. 9-15-2005)

c. Encroachments: Structures less than one hundred twenty (120) square feet, including, but not limited to, trash enclosures and storage sheds, may encroach into a required landscape buffer, excluding any buffer to adjoining residential uses as set forth in section 11-3B-9 of this article. (Ord. 09-1420, 6-23-2009, eff. 6-23-2009)

2. For Internal Landscaping: Interior parking lot landscaping shall be required on any parking lot with more than twelve (12) spaces. The following standards apply to internal landscaping:

a. Planter Size: Landscape planters shall contain a minimum of fifty (50) square feet, and the planting area shall not be less than five feet (5') in any dimension, measured inside curbs. The only exception to the five foot (5') minimum dimension is at the tip of triangular planters located at the end of rows of angled parking.

b. Parking Spaces: No linear grouping of parking spaces shall exceed twelve (12) in a row, without an internal planter island. The planter island shall run the length of the parking space and may be reduced by two feet (2') to allow for improved vehicular maneuvering.

c. Parking Lot Layout: Interior landscaping shall, insofar as possible, be used to delineate and guide major traffic movement within the parking area so as to prevent cross space driving. Interior landscape planters shall be spaced as evenly as feasible and at the ends of rows of parking throughout the lot to consistently reduce the visual impact of long rows of parked cars. (Ord. 05-1170, 8-30-2005, eff. 9-15-2005)

d. Trees Required: Each interior planter that serves a single row of parking spaces shall be landscaped with at least one tree and shall be covered with low shrubs, lawn, or other vegetative ground cover. Each interior planter that serves a double row of parking spaces shall have at least two (2) trees and shall be covered with low shrubs, lawn, or other vegetative ground cover. Trees shall be centered within the planters and provide urban canopy. ~~Deciduous shade~~ urban canopy trees shall be pruned to a minimum height of eight feet (8') above the adjacent parking areas. Evergreen trees and class III trees are prohibited in interior planters. (Ord. 07-1325, 7-10-2007)

e. Design Flexibility: In parking areas where the strict application of this subsection C will seriously limit the function and circulation of the lot, up to fifty percent (50%) of the required landscaping may be located near the perimeter of the paved area or adjacent to pedestrian corridors to emphasize entrance corridors, pedestrian safety, or special landscape areas within the general parking area. Such required interior landscaping that is relocated shall be in addition to perimeter landscape and right of way screening requirements. (Ord. 05-1170, 8-30-2005, eff. 9-15-2005)

11-3B-9: LANDSCAPE BUFFERS TO ADJOINING USES:

A. Purpose: The requirements in this section shall apply to the landscape buffer to residential and/or nonindustrial uses in section 11-2B-3, table 11-2B-3 and section 11-2C-3, table 11-2C-3 of this title. The landscape requirements in this section are intended to ensure that incompatible, adjoining land uses are adequately protected and are provided an appropriate amount of land separation to conduct permitted uses without causing adverse impact.

B. Applicability: The landscape buffer is required in the C-N, C-C, C-G, L-O, M-E, H-E, and I-L districts on any parcel sharing a contiguous lot line with a residential land use. The landscape buffer is required in the I-H district on any property sharing a contiguous lot line with a nonindustrial use.

C. Standards:

1. Buffer Materials: The materials within the required buffer between incompatible land uses are regulated as follows:

a. Mix Of Materials: All buffer areas shall be comprised of, but not limited to, a mix of evergreen and deciduous trees, shrubs, lawn, or other vegetative ground cover. Fences, walls and berms may also be incorporated into the buffer area as set forth in subsection 11-3B-7C2c of this article.

b. Barrier Effectiveness: The required buffer area shall result in a barrier that allows trees to touch ~~at the time of the tree maturity~~ within (5) years of planting. Trees that will not touch until maturity outside of this timeframe must be supplemented with additional materials such as tall columnar evergreen shrubs, or other qualifying materials.

c. Buffer Wall And/Or Fence: Where existing or proposed adjacent land uses cannot be adequately buffered with plant material(s), the city may require inclusion of a wall, fence, or other type of screen that mitigates noise and/or unsightly uses. If a wall or fence at least six feet (6') tall is provided, the planting requirement may be reduced to a minimum of one tree per thirty five (35) linear feet, plus shrubs, lawn, or other vegetative ground cover.

d. Chainlink Fencing: Chainlink fencing with or without slats does not qualify as a screening material. Except in the I-L and I-H districts, chainlink or cyclone fencing is prohibited within required buffers between different land uses. Chainlink may be used beyond the required buffer.

2. Minimum Buffer Size: The width of the buffer is determined by the district in which the property is located, unless such width is otherwise modified by city council at a public hearing with notice to surrounding property owners. The tables of dimensional standards for each district in accord with chapter 2, "District Regulations", of this title establish the minimum buffer size. A reduction to the buffer width shall not affect building setbacks; all structures shall be set back from the property line a minimum of the buffer width required in the applicable zoning district.

3. Pedestrian Access: Landscape buffers shall facilitate safe pedestrian access from residential development to abutting commercial districts and vice versa.

4. Relationship To Parking Lot Perimeter Requirements: All buffers between different land uses may include any required perimeter parking lot landscape buffers (see subsection 11-3B-8C of this article) when calculating the minimum width of the buffer. (Ord. 12-1514, 5-16-2012, eff. 5-21-2012)

11-3B-10: TREE PRESERVATION:

A. Purpose: The regulations of this section are intended to preserve existing trees four inch (4") caliper or greater from destruction during the development process.

B. Applicability: Tree preservation is required in all districts.

C. Standards:

1. Site Plans: Site plans shall make all feasible attempts to maintain existing trees four inch (4") caliper or greater within their design.

2. Landscape Plan: All existing trees greater than four inch (4") caliper shall be shown on the landscape plan. Indicate whether each tree is to be retained or removed. Include on the plan a description of how existing trees to be retained are to be protected during construction.

3. Protection During Construction: Existing trees that are retained shall be protected from damage to bark, branches, and roots during construction. The city of Meridian parks department arborist shall approve the protection fence(s) prior to construction. Any severely damaged tree shall be replaced in accord with subsection C5 of this section.

4. Construction Within The Drip Line Of Existing Trees: Construction, excavation, or fill occurring within the drip line of any existing tree shall be avoided, except to supplement existing trees with new irrigation. Specific requirements for construction within the drip line of existing trees are as follows:

a. Paving: Whenever possible, impervious paving surfaces shall remain outside of the drip line of existing trees. When it is not possible, impervious surfaces shall be allowed at a distance from the trunk of a retained tree equal to the diameter of the tree trunk plus five feet (5').

b. Grade Changes: Grade changes greater than six inches (6") are prohibited within the drip line of existing trees.

c. Compaction: A fence or barrier that encloses the entire area beneath the tree canopy shall be in place prior to construction.

d. Utilities: New underground utilities to be placed within the drip line of existing trees shall be installed in accord with subsection 11-3B-5J3 of this article.

5. Mitigation:

a. Mitigation shall be required for all existing trees four inch (4") caliper or greater that are removed from the site with equal replacement of the total calipers lost on site up to an amount of one hundred percent (100%) replacement- (Example: Two 10-inch caliper trees removed may be mitigated with four 5-inch caliper trees, five 4-inch caliper trees, or seven 3-inch caliper trees-); Deciduous specimen trees (4") caliper or greater may count double towards total calipers lost, when planted at entryways, within common open space, and when used as focal elements in landscape design.

b. No mitigation is required in the following: 1) existing prohibited trees within ~~the street buffer or parking lot;~~ the property boundary of the project. 2) existing dead, dying, or hazardous trees certified prior to removal by the city of Meridian parks department arborist; 3) trees that are required to be removed by another governmental agency having jurisdiction over the project.

6. Required Landscaping: Existing trees that are retained or relocated on site may count toward the required landscaping. Existing trees (12") caliper or greater that are verified healthy by the City Arborist or a certified arborist and located within common open space or as focal elements within the site may count equally towards the mitigation of calipers lost from other removed trees.

Mitigation trees are in addition to all other landscaping required by this article. (Ord. 05-1170, 8-30-2005, eff. 9-15-2005)

~~7. Fee In lieu: In conditions where it is desired to remove healthy trees for design flexibility, and where other mitigation methods are less desired, an in lieu fee may be contributed towards the City's Tree Mitigation Fund. The purpose of this fund is to offset urban tree canopy loss by having the City install new trees in other areas of the community.~~

87. Incentives: The director may allow a reduction up to ten percent (10%) of the required parking spaces to accommodate existing trees through the alternative compliance process in accord with chapter 5, "Administration", of this title. Approval of an alternative compliance application for

a reduction in required parking shall be obtained prior to submittal of plans. (Ord. 10-1439, 1-12-2010, eff. 1-18-2010)

11-3B-11: STORMWATER INTEGRATION:

A. Purpose: The regulations of this section are intended to improve water quality and provide a natural, effective form of flood and water pollution control through the integration of vegetated, well designed stormwater filtration swales and other green stormwater facilities into required landscape areas, where topography and hydrologic features allow.

B. Applicability: The standards for stormwater integration shall apply to all subdivisions, site improvements and ACHD stormwater facilities. ACHD stormwater policy shall supersede city requirements for stormwater facilities, except that facilities counting toward open space requirements must also meet or exceed city requirements.

C. Standards:

1. Stormwater swales incorporated into required landscape areas shall be vegetated with grass or other appropriate plant materials. Such swales shall also be designed to accommodate the required number of trees as per section 11-3B-7 of this article if located in a street buffer or other required landscape area.

2. A rock sump may be incorporated into a vegetated swale to facilitate drainage. The rock sump inlet may not exceed more than five feet (5') in any horizontal dimension.

3. Gravel, rock, sand, or cobble stormwater facilities are not permitted on the surface of required landscape areas, unless designed as a dry creek bed or other design feature.

4. Plant materials shall be a species that are able to withstand the anticipated changes in soil wetness and moisture levels.

5. Organic mulch shall not be used against drainage catch basins because of potential sediment clogging.

6. Slopes shall be less than or equal to three to one (3:1) (horizontal:vertical) for accessibility and maintenance.

7. The stormwater facility shall be designed free draining with no standing water within forty eight (48) hours of the completion of a storm event. (Ord. 16-1717, 1-3-2017)

11-3B-12: PATHWAY LANDSCAPING:

A. Purpose: The purpose of this section is to promote trees and other landscaping along pathways developed within the city. The required landscaping will provide shade and visual interest along the pathways.

B. Applicability: Wherever pathways are installed and/or required, the landscaping standards within this section shall apply.

C. Standards:

1. Planter Width: A landscape strip a minimum of five feet (5') wide shall be provided along each side of the pathway. Designs are encouraged in which the width of the landscape strip varies to provide additional width to plant trees farther from the pathway, preventing root damage. The minimum width of the landscape strip shall be two feet (2') to allow for maintenance of the pathway. Alternative compliance as set forth in section 11-5B-5 of this title shall not be required to meander the pathway as long as a total width of ten feet (10') of landscaping is maintained along the pathway.

2. Required Plants: The landscape strips shall be planted with a mix of trees, shrubs, lawn, and/or other vegetative ground cover. There shall be a minimum of one tree per one hundred (100) linear feet of pathway. If this calculation results in a fraction of five (5) or greater, round up to an additional tree; if the calculation results in a fraction less than five (5), round the number down.

3. Improvements: The pathways construction shall be in accordance with the site specific geotechnical report for light duty paving. In the cases where no geotechnical report is available pathways shall be built using 2.5 "of asphaltic concrete over 4" of crushed aggregate base over 10" of structural subbase over compacted subgrade. Materials and methods shall conform to ISPWC standard specifications. ~~shall be paved with three inches (3") of asphaltic concrete or equivalent.~~ (Ord. 10-1439, 1-12-2010, eff. 1-18-2010)

4. Tree Branching Height: Trees along the pathway shall be pruned with a clear branching height of at least eight feet (8') above the path surface.

5. Shrub Height: Shrubs are limited to three feet (3') high or less at mature size to allow for safety provisions and sight distance.

6. Mulch: The solitary use of mulches, such as bark alone without vegetative ground covers, is prohibited. Mulch under the trees and shrubs is required in accord with subsection 11-3B-5H of this article.

7. Prohibited Trees: No evergreen trees or class III trees shall be planted within the required landscape strips of less than 10-feet because of safety, sight distance, and maintenance concerns. (Ord. 05-1170, 8-30-2005, eff. 9-15-2005)

8. Fences: See section 11-3A-7 of this chapter for pathway fencing standards. (Ord. 10-1439, 1-12-2010, eff. 1-18-2010)

11-3B-13: LANDSCAPE MAINTENANCE:

A. Purpose: The regulations of this section are intended to ensure that all required landscaping is maintained in a healthy, growing condition at all times.

B. Applicability: The requirement for landscape maintenance applies in all districts where landscaping has been required.

C. Standards:

1. Responsibility: The property owner is responsible for the maintenance of all landscaping and screening devices required by this article.

2. Topping Prohibited: Topping any street tree required by this article is prohibited.

3. Tree Grates: Tree grates shall be widened to accommodate the growing tree trunk and prevent girdling of any trees planted in tree wells within sidewalks or other public right of way.

4. Dead And Diseased Plant Materials: Plant materials that exhibit evidence of insect pests, disease, and/or damage shall be appropriately treated to correct the problem. Dead plant materials shall be replaced.

5. Inspections: All landscaping required by this subsection may be subject to periodic inspections by city officials to determine compliance or to investigate.

6. Pruning: The lower branches of trees shall be pruned and maintained at a minimum height of six feet (6') above the ground or walkway surface to afford greater visibility of the area, except as otherwise required herein. (Ord. 12-1514, 5-16-2012, eff. 5-21-2012).

11-3B-14: INSTALLATION:

A. Certificate Of Completion: A written certificate of completion shall be prepared by the landscape architect, landscape designer or qualified nurseryman responsible for the landscape plan upon completion of the landscape installation. The certificate of completion shall verify that all landscape improvements, including plant materials and sprinkler installation, are planted and installed in substantial compliance with the approved landscape plan and details.

B. Installation Schedule:

1. All required landscaping, irrigation systems and site features shall be installed according to the approved landscape plan prior to issuance of a final certificate of occupancy.

2. All pathways conveyed to the City for permanent maintenance, must be inspected and compaction tested prior to issuance of a final certificate of occupancy.

3. Private site improvements that are above and beyond the requirements placed on the development do not require completion prior to occupancy. (For example a clubhouse in a residential development need not be completed prior to occupancy of residences in the development.)

4. For final plats, all landscape buffers along streets, with the exception of local streets, shall be installed prior to signature on the final plat. Street buffers on local streets may be installed at the time of the lot development; installation of such improvements shall not be required at the time of plat approval. (Ord. 05-1170, 8-30-2005, eff. 9-15-2005)

Section 18. That Meridian City Code Section 11-3G-1 through 11-3G-5, Unified Development Code, be amended as follows:

Article G. COMMON OPEN SPACE AND SITE AMENITY REQUIREMENTS

11-3G-1: Purpose

11-3G-2: Applicability

11-3G-3: Standards for Common Open Space

11-3G-4: Standards for Site Amenities

11-3G-5: General Standards for Common Open Space and Site Amenities

11-3G-1: PURPOSE:

A. To implement the goals and policies of the Comprehensive Plan:

1. Plan for safe, attractive, and well-maintained neighborhoods that have ample open space, and generous amenities that provide varied lifestyle choices.
2. Require the design and construction of pathways connections, easy pedestrian and bicycle access to parks, safe routes to schools, and the incorporation of usable open space with quality amenities as part of new residential and mixed-use developments.

B. ~~The regulations of this article are intended to~~ To provide for common open space and site amenities in Residential Districts and in areas designated as mixed-use in the Comprehensive Plan that improve the livability of residential neighborhoods, buffer the street edge, provide alternatives to driving, and protect natural amenities.

C. ~~The regulations are intended to~~ To establish minimum quantity and quality standards for common open space and site amenities, and requirements for the long term maintenance of these areas.

11-3G-2: APPLICABILITY:

The standards for common open space and site amenities shall apply to all new single-family, townhouse, and two-family duplex, and multi-family developments of five (5) acres or more. Open space and site amenity standards for multi-family developments are provided for in Section 11-4-3-27C and D of this Title.

11-3G-3: STANDARDS FOR COMMON OPEN SPACE:

A. Open Space ~~and Site Amenity~~ Minimum Requirements: The minimum requirements are based on both the quantity and quality of open space provided.

1. Minimum open space quantity requirements: The total land area of all common open space that meets the standards as set forth in subsection B of this section shall ~~equal or exceed ten percent (10%) of the gross land area of the development; or provide five percent (5%) common open space if the entire development is comprised of buildable lots, a minimum of sixteen thousand (16,000) square feet, not including landscape buffers along arterial or collector roadways; or as shown in Table 11-3G-3.~~

a. Table 11-3G-3 Minimum Open Space Requirements

<u>Zone</u>	<u>% Open Space</u>
<u>R-2</u>	<u>810%</u>
<u>R-4</u>	<u>12%</u>
<u>R-8, TN-R and TN-C</u>	<u>15%</u>
<u>R-15</u>	<u>15%</u>

- b. When a project is located in more than one zone, the calculation of the minimum required open space shall be based on the land area in each zone, and the total for each zone shall be combined for the minimum required open space for the entire project.
2. ~~One additional site amenity that meets the standards as set forth in subsection C of this section shall be required for each additional twenty (20) acres of development area.~~ Minimum open space quality requirements: All open space areas shall meet the following quality standards:

- a. The development plan shall demonstrate that the open space has been integrated into the development as a priority and not for the use of land after all other elements of the development have been designed. Open space areas that has been given priority in the development design have direct (a) direct pedestrian access, (b) high visibility, (c) comply with Crime Prevention Through Environmental Design (CPTED) standards, and (d) support a range of leisure and play activities and uses. ~~Open grassy areas that are crooked or jagged in shape, disconnected or isolated do not meet this standard.~~
- b. Open space shall be accessible and well connected throughout the development. This quality can be shown with open spaces that are ~~centrally located within the development~~; connected by pathways and visually accessible along collector streets; or are a terminal view from a street.
- c. The open space promotes the health and well-being of its residents. Open space shall support active and passive uses for recreation, social gathering and relaxation to serve the development.

B. Qualified Open Space: ~~The following may qualify to meet the common open space requirements:~~

1. Active or Passive ~~In Intended Use~~ Open Spaces: Any open space that is active or passive in its intended use, and accessible by all residents of the development, including, but not limited to:
 - a. Open grassy area of at least ~~fifty feet by one hundred feet (50' x 100')~~ five thousand (5,000) square feet in area and is surrounded by the front yards of lots on at least 50% of its perimeter. Intervening local streets may be located between the open space and front yards of the lots;
 - b. Community garden(s);
 - c. ~~Ponds or water features;~~ Natural waterways, open ditches, and laterals. Protective buffers a minimum of ten feet (10') in width dedicated for active access along these natural open spaces count toward meeting the open space minimum requirements;
 - d. Plaza with a minimum dimension of twenty feet (20') in all directions and including hardscape, seating, lighting in conformance with the standards set forth in section 11-3A-11 and landscaping in conformance with the requirements set forth in Article 11-3B Landscaping Requirements; or





- e. Linear open space area that is at least twenty feet (20') and up to fifty feet (50') in width, has an access at each end, and is improved and landscaped as set forth in ~~subsection E of this section;~~ Article 11-3B Landscaping Requirements.



- 2. ~~Additions To Public Park:~~ Additions to the land area of a public park or other public open space area.
- 3. ~~Full Area Of Buffer: One hundred percent (100%) The full area of the landscape buffer along collector streets may count toward the required common open space and~~ 4. Percentage Of



Buffer: Fifty percent (50%) of the landscape buffer along arterial streets that meet the enhanced buffer requirements that follow may count toward the required common open space.

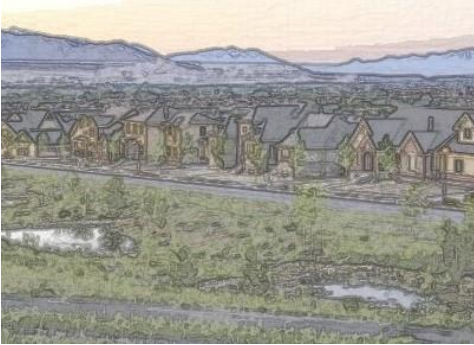
- a. Enhanced landscaping as set forth in Article 11-3B Landscaping Requirements
- b. Multi-use pathways;
- c. Enhanced amenities with social interaction characteristics;
- d. Enhanced context with the surroundings.

- 45. ~~Parkways Along Collector and Local Residential Streets:~~ Parkway along local residential streets that meet all of the following standards may count toward the common open space requirement:

- a. The parkway meets the minimum width standard as set forth in subsection 11-3A-17E of this chapter.



- b. The parkway is planted with street trees in accord with section 11-3B-7, "Landscape Buffers Along Streets", of this chapter.
- c. Except for alley accessed dwelling units, the area for curb cuts to each residential lot or common driveway shall be excluded from the open space calculation. For purposes of this calculation, the curb cut area shall be twenty six feet (26') by the width of the parkway.



56. Stormwater Detention Facilities: Stormwater detention facilities when designed in accord with section 11-3B-11, "Stormwater Integration", of this chapter may count up to twenty five percent (25%) towards the qualified open space requirement if located within a passive or active qualified open space of at least twenty thousand (20,000) square feet and is visible from a public street(s) on at least two (2) sides.

67.

Open Water Ponds: ~~Aesthetically designed~~ Artificial open water ponds and holding areas may comprise up to twenty five percent (25%) of a required open space area when developed with at least one site amenity in accord with ~~subsection C~~ Table 11-3G-4 of this section. All ponds with a permanent water level shall meet the following standards:



- a. The pond shall have recirculated water; and
- b. The pond shall be maintained such that it does not become a mosquito breeding ground.

11-3G-4: Standards For Site Amenities

- A. Site Amenities Minimum Standards: The minimum site amenity required is based on the point value of the amenity as set forth in subsection B of this section and the size of the development.
 - 1. For each five (5) acres of gross land area, one (1) point of site amenity is required. If the calculation of the number of required site amenities results in a fraction, such number shall be rounded up or down to the next whole number: fractions less than one-half (0.5) shall be rounded down to the whole number and fractions which are one-half (0.5) and greater shall be rounded up to the next higher whole number.
 - 2. For projects forty (40) acres or more in size, multiple amenities are required from the separate categories listed in Table 11-3G-4.

B. Qualified Site Amenities:

1. Qualified site amenities shall include, ~~but not be limited to the features listed in Table 11-3G-4.~~
2. ~~The assigned point value may be decreased depending on (a) the size, (b) quality of the feature, (c) ease of maintenance, (d) durability, (e) integration with other open space or amenities and (f) year-round usability. The burden will be on the applicant to demonstrate that the amenity meets these criteria.~~
3. Through the Alternative Compliance provisions as set forth in Section 11-5B-5:
 - a. Amenities not listed in Table 11-3G-4 may be considered.
 - b. Amenities that are a centerpiece or of benefit to the entire city; that creatively create a sense of uniqueness to the neighborhood; or preserve or represent the historic context of the place may be substituted for required open space as set forth in section 11-3G-3.

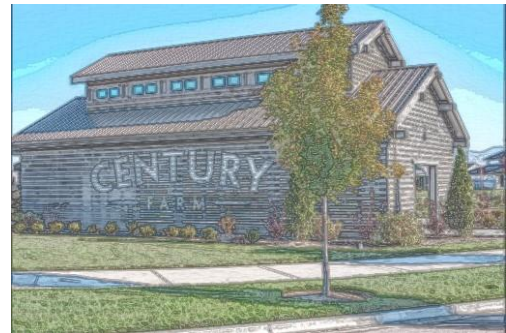


Table 11-3G-4 Site Amenities and Point Value

	<u>Site Amenity</u>	<u>Maximum Point Value</u>
<u>Quality of Life Amenities</u>		
	<u>Business center clubhouse 5,000 sf or greater</u>	<u>2</u>
	<u>Clubhouse between 5,000 – 10,000-sf or greater in size</u>	<u>6</u>
	<u>Clubhouse less than 5,000 sf or open air ramadas</u>	<u>3</u>
	<u>Semi-enclosed clubhouse</u>	<u>3</u>
	<u>Fitness facilities 5,000 sf or greater in size</u>	<u>4</u>
	<u>Fitness facilities less than 5,000 sf</u>	<u>2</u>
	<u>Locker rooms in association with clubhouse or fitness facility</u>	<u>2</u>
	<u>Public art</u>	<u>1</u>
	<u>Fountain</u>	<u>2</u>
	<u>Picnic area on a site 5,000 sf or greater in size</u>	<u>2</u>
	<u>Picnic area on a site less than 5,000 sf</u>	<u>1</u>
	<u>Fitness course</u>	<u>2</u>
	<u>Open space commons</u>	<u>3</u>
	<u>Open space commons shelter</u>	<u>2</u>
	<u>Communication infrastructure with fiber optic cable</u>	<u>2</u>
	<u>Dog Park</u>	<u>2</u>

	<u>Site Amenity</u>	<u>Maximum Point Value</u>
	<u>Dog waste station</u>	<u>0.5</u>
	<u>Commercial outdoor kitchen</u>	<u>2</u>
	<u>Outdoor fire ring</u>	<u>1</u>
<u>Recreation activity area amenities</u>		
	<u>Swimming pool</u>	<u>4</u>
	<u>Swimming pool changing facilities and restrooms</u>	<u>6</u>
	<u>Interactive splash pads, fountains or water features</u>	<u>4</u>
	<u>Tot Lot</u>	<u>1</u>
	<u>Playground</u>	<u>3</u>
	<u>Sports courts, paved</u>	<u>4</u>
	<u>Sports courts, unpaved</u>	<u>2</u>
	<u>Sports fields</u>	<u>5</u>
<u>Pedestrian or bicycle circulation system amenities</u>		
	<u>When aligned with a waterway</u>	<u>1 per 1/4 mile</u>
	<u>When aligned with a linear open space</u>	<u>1 per 1/4 mile</u>
	<u>Multi-use pathways</u>	<u>2 per 1/4 mile</u>
<u>Multi-modal amenities</u>		
	<u>Bicycle storage</u>	<u>2</u>
	<u>Bicycle storage adjacent to transit stop or park and ride lot</u>	<u>3</u>
	<u>Bicycle repair station</u>	<u>1</u>
	<u>Sheltered transit stop</u>	<u>2</u>
	<u>Park and Ride Lot with a minimum of 20 spaces</u>	<u>5</u>

C. Quality of life amenities: amenity standards:

1. Clubhouse is an enclosed or semi-enclosed space (including open air or ramadas) for neighborhood events and support facilities for recreation. The points for a clubhouse maybe combined with the points for other amenities that maybe located within the clubhouse including fitness and business centers, sports courts, swimming pools and locker rooms.
2. Fitness facilities is an enclosed space equipped with commercial grade sports exercise equipment.
3. Public art is custom designed for the site size, location, and surrounding setting.
4. Fountain is custom designed for the site size, location, and surrounding setting.
5. Picnic area includes tables, benches, landscaping, and a structure for shade.
6. Fitness course with a minimum of six (6) stations permanently installed.

7. Additional qualified open space Open space commons of at least twenty thousand (20,000) square feet, which is surrounded on all sides by the front yards of lots. Intervening streets may be located between the open space and lots.
8. Communication infrastructure ~~meeting the following minimum standards:~~ with two (2) conduits running side by side to and through the development; each conduit being two inches (2") in diameter. The applicant shall be eligible for a second amenity where one such conduit includes a communication backbone with a minimum capacity equivalent to a thirty six (36) strand single mode fiber optic cable;
9. Dog Park ~~owner facilities meeting the following minimum standards:~~ with: a) dog washing station with drain to sanitary sewer system and trash receptacles, and a) bags for dog waste disposal; or b) double entrance gate, c) bench(es) and d) fencing to enclose a minimum of 0.75-acre of five thousand (5,000) square feet and secured open space for an off leash dog park and trash receptacles and bags for dog waste disposal. The open space shall count toward any required open space.
10. Dog waste station is an installed in the ground fixture with waste disposal bags and trash receptacle.
11. Neighborhood business center meeting the following standards:
 - a. The area devoted to the business center shall not exceed one thousand (1,000) square feet.
 - b. The business center shall provide access to high speed internet, fiber optic cable, or communication infrastructure and/or facilities with a minimum capacity equivalent to a thirty-six (36) strand single mode fiber optic cable.
 - c. The business center shall, at a minimum, provide workspaces for three (3) people, a meeting space for six (6) people, and access to printing facilities.
 - d. The business center may be leased to a private entity for operation and maintenance, however the property shall be owned by the owners' association.
 - e. The business center operator may charge fees for use or membership; however members of the owners' association should be given priority in use of the business center.
12. Commercial outdoor kitchen is an outdoor or semi enclosed space that includes commercial grade appliances for food preparation and sink with utility connections.
13. Outdoor fire ring that meets fire safety standards, is located on a noncombustible surface and includes fixed seating.

D. Recreation activity area amenities; amenity standards:

1. Swimming pool constructed in ground and meeting all Building Code requirements.
2. Interactive splash pads, fountains or other water features are permanent, commercially grade constructed with filtration systems.
3. Tot lot with commercial grade play equipment scaled and designed for the use and safety of younger children. Benches for seating shall be nearby.
4. Children's play structures; Playground on a site with a minimum size of five thousand (5,000) square feet and including benches for seating and multiple commercial grade play structures. ~~or~~
5. Sports courts with markings and including benches for seating. Sports court may include tennis, basketball, pickleball, horseshoes, bocce ball, cornhole, or golf putting
6. Sports fields for neighborhood scaled sports activities.

E. Pedestrian or bicycle circulation system amenities meeting the following requirements; amenity standards: The system a) is not required sidewalks adjacent to public right-of-way; b) ~~The system~~ connects to existing or planned pedestrian or bicycle routes outside the development, as designated in the Meridian pathways master plan; and c) ~~The system~~ is designed and constructed in accord with adopted City standards.

F. Multi-modal amenity standards:

1. Bicycle storage is a roofed space for the secure storage of a minimum of six bicycles.
2. Bicycle repair station is a fixed installation with tools and an air pump.
3. ~~Provision of~~ Transit stops, park and ride facilities or other multimodal facilities to encourage alternative automobile transportation.
4. Sheltered transit stop is covered with a roof and transparent enclosure on three sides.
5. Park and Ride facility is a paved off-street parking area for a minimum of twenty vehicles located adjacent to a public transit stop.

11-3G-5: General Standards for Common Open Space and Site Amenities

A. Location:

- ~~1. The common open spaces and site amenities shall be located on a common lot or an area with a common maintenance agreement.~~
1. Common open space shall be grouped contiguously with open space from adjacent developments whenever feasible.
2. Common open space and site amenities shall be located in areas of high visibility (i.e., along streets, where doors and windows overlook public areas, etc.) to avoid hidden areas and corners, dark areas, unusable space and reduce the opportunity for crime.
3. Common open space shall be located in areas that maximize pedestrian and bicycle connectivity within and outside the neighborhood.
4. Common open space in mixed use developments may be allowed to deviate from the location standards through the alternative compliance process as set forth in Section 11-5B-5.

B. ~~Required~~ Improvements and Landscaping:

1. Common open space shall be suitably improved for its intended use, except that natural features such as wetlands, rock outcroppings, ~~ponds, creeks, etc.,~~ natural waterways and riparian areas, open ditches, and laterals may be left unimproved.

~~At a minimum, common open space areas shall include one deciduous shade tree per eight thousand (8,000) square feet and lawn, either seed or sod.~~

2. Common open space shall comply with the applicable landscaping requirements set forth in Article 11-3B Landscaping Requirements of this Title.

C. Maintenance:

1. The common open spaces and site amenities shall be located on a common lot or an area with a common maintenance agreement. ~~All common open space and site amenities shall be the responsibility of an owners' association for the purpose of maintaining the common area and improvements thereon; or~~
2. Maintenance and operation of the open space and site amenities shall be the responsibility of the property owners' or homeowners' association.
3. Land dedicated as common open space may be conveyed to the City, where the Parks and Recreation Department agrees to accept conveyance and when the common open space area is in the public interest and complies with one of the following:
 - a. Is adjacent to an established or planned City park or school grounds; or
 - b. Connects to a regional pathway.

Section 19. That Meridian City Code Section 11-4-3-27, Unified Development Code, be amended as follows:

11-4-3-27: MULTI-FAMILY DEVELOPMENT:

Multi-family developments with multiple properties shall be considered as one property for the purpose of implementing the standards set forth in this section.

A. Purpose:

1. To implement the goals and policies of the Comprehensive Plan:
 - a. Plan for safe, attractive, and well-maintained neighborhoods that have ample open space, and generous amenities that provide varied lifestyle choices.
 - b. Require the design and construction of pathways connections, easy pedestrian and bicycle access to parks, safe routes to schools, and the incorporation of usable open space with quality amenities as part of new multi-family residential and mixed-use developments.
- ~~2.~~ To create multi-family housing that is safe and convenient and that enhances the quality of life of its residents.
 - a. ~~2.~~To create quality buildings and designs for multi-family development that enhance the visual character of the community.
 - b. ~~3.~~To create building and site design in multi-family development that is sensitive to and well-integrated with the surrounding neighborhood.
 - c. ~~4.~~To create open space areas that contribute to the aesthetics of the community, provide an attractive setting for buildings, and provide safe, interesting outdoor spaces for residents. (Ord. 05-1170, 8-30-2005, eff. 9-15-2005)

B. Site Design:

1. Buildings shall provide a minimum setback of ten feet (10') unless a greater setback is otherwise required by this title and/or title 10 of this Code. Building setbacks shall take into account windows, entrances, porches and patios, and how they impact adjacent properties. (Ord. 19-1833, 7-9-2019)
2. All on site service areas, outdoor storage areas, waste storage, disposal facilities, and transformer and utility vaults shall be located in an area not visible from a public street, or shall be fully screened from view from a public street.
3. A minimum of eighty (80) square feet of private, usable open space shall be provided for each unit. This requirement can be satisfied through porches, patios, decks, and/or enclosed yards. Landscaping, entryway and other accessways shall not count toward this requirement. In circumstances where strict adherence to such standard would create inconsistency with the purpose statements of this section, the Director may consider an alternative design proposal through the alternative compliance provisions as set forth in section 11-5B-5 of this title.
4. For the purposes of this section, vehicular circulation areas, parking areas, and private usable open space shall not be considered common open space.
5. No recreational vehicles, snowmobiles, boats or other personal recreation vehicles shall be stored on the site unless provided for in a separate, designated and screened area.
6. The parking shall meet the requirements set forth in chapter 3, "Regulations Applying To All Districts", of this title.

7. Developments with twenty (20) units or more shall provide the following:
 - a. A property management office.
 - b. A maintenance storage area.
 - c. A central mailbox location, including provisions for parcel mail, that provide safe pedestrian and/or vehicular access.
 - d. A directory and map of the development at an entrance or convenient location for those entering the development. (Ord. 18-1773, 4-24-2018)

C. Common Open Space Design Requirements:

1. The total baseline land area of all qualified common open space shall equal or exceed ten percent (10%) of the gross land area for multi-family developments of five (5) acres or more.
2. All common open space shall meet the following standards:
 - a. The development plan shall demonstrate that the open space has been integrated into the development as a priority and not for the use of land after all other elements of the development have been designed. Open space areas that has been given priority in the development design have (a) direct pedestrian access, (b) high visibility, (c) comply with Crime Prevention through Environmental Design (CTED) standards, and (d) support a range of leisure and play activities and uses. Irregular shaped, disconnected or isolated open spaces shall not meet this standard.
 - b. Open space shall be accessible and well connected throughout the development. This quality can be shown with open spaces that are centrally located within the development, accessible by pathway and visually accessible along collector streets or as a terminal view from a street.
 - c. The open space promotes the health and well-being of its residents. Open space shall support active and passive uses for recreation, social gathering and relaxation to serve the development.
3. All multi-family projects over 20 units shall provide at least one common grassy area integrated into the site design allowing for general activities by all ages. This area may be included in the minimum required open space total. Projects that provide safe access to adjacent public parks or parks under a common HOA, without crossing an arterial roadway, are exempt from this standard.
 - a. Minimum size of common grassy area shall be at least five thousand (5,000) square feet ~~fifty feet by one hundred feet (50' x 100')~~ in area. This area shall increase proportionately as the number of units increase and shall be commensurate to the size of the multi-family development as determined by the decision-making body. Where this area cannot be increased due to site constraints, it may be included elsewhere in the development.
 - b. Alternative Compliance is available for these standards, if a project has a unique targeted demographic; utilizes other place-making design elements in Old-Town or Mixed-Use future land use designations with collectively integrated and shared open space areas.
14. In addition to the baseline open space requirement, a minimum area of outdoor common open space shall be provided as follows:
 - a. One hundred fifty (150) square feet for each unit containing five hundred (500) or less square feet of living area.

- b. Two hundred fifty (250) square feet for each unit containing more than five hundred (500) square feet and up to one thousand two hundred (1,200) square feet of living area.
 - c. Three hundred fifty (350) square feet for each unit containing more than one thousand two hundred (1,200) square feet of living area.
25. Common open space shall be not less than four hundred (400) square feet in area, and shall have a minimum length and width dimension of twenty feet (20').
36. In phased developments, common open space shall be provided in each phase of the development consistent with the requirements for the size and number of dwelling units. (Ord. 05-1170, 8-30-2005, eff. 9-15-2005)
47. Unless otherwise approved through the conditional use process, common open space areas shall not be adjacent to collector or arterial streets unless separated from the street by a berm or constructed barrier at least four feet (4') in height, with breaks in the berm or barrier to allow for pedestrian access.
- ~~8. For developments that must comply with all of the common open space requirements of this subsection, the minimum qualified common open space for the overall development shall equal or may exceed fifteen percent (15%) of the gross land area.~~

D. Site Development Amenities:

- 1. All multi-family developments shall provide for quality of life, open space and recreation amenities to meet the particular needs of the residents as follows:
 - a. Quality of life:
 - (1) Clubhouse.
 - (2) Fitness facilities.
 - (3) Enclosed bike storage.
 - (4) Public art such as a statue.
 - (5) Dog park with waste station.
 - (6) Commercial outdoor kitchen.
 - (7) Fitness course.
 - (8) Enclosed storage
 - b. Open space:
 - ~~(1) Open grassy area of at least fifty by one hundred feet (50 x 100') in size.~~
 - (12) Community garden.
 - (23) Ponds or water features.
 - (34) Plaza.
 - (4) Picnic area including tables, benches, landscaping and a structure for shade.
 - c. Recreation:
 - (1) Pool.
 - (2) Walking trails.
 - (3) Children's play structures.
 - (4) Sports courts.
 - d. Multi-modal amenity standards:
 - (1) Bicycle repair station.
 - (2) Park and ride lot.

(3) Sheltered transit stop.

(4) Charging stations for electric vehicles.

2. The number of amenities shall depend on the size of multi-family development as follows:
 - a. For multi-family developments with less than twenty (20) units, two (2) amenities shall be provided from two (2) separate categories.
 - b. For multi-family development between twenty (20) and seventy five (75) units, three (3) amenities shall be provided, with one from each category.
 - c. For multi-family development with seventy five (75) units or more, four (4) amenities shall be provided, with at least one from each category.
 - d. For multi-family developments with more than one hundred (100) units, the decision making body shall require additional amenities commensurate to the size of the proposed development.
3. The decision making body shall be authorized to consider other improvements in addition to those provided under this subsection D, provided that these improvements provide a similar level of amenity. (Ord. 05-1170, 8-30-2005, eff. 9-15-2005)

E. Landscaping Requirements:

1. Development shall meet the minimum landscaping requirements in accord with chapter 3, "Regulations Applying To All Districts", of this title. (Ord. 16-1672, 2-16-2016)
2. All street facing elevations shall have landscaping along their foundation. The foundation landscaping shall meet the following minimum standards:
 - a. The landscaped area shall be at least three feet (3') wide.
 - b. For every three (3) linear feet of foundation, an evergreen shrub having a minimum mature height of twenty four inches (24") shall be planted.
 - c. Ground cover plants shall be planted in the remainder of the landscaped area. (Ord. 05-1170, 8-30-2005, eff. 9-15-2005; amd. Ord. 16-1672, 2-16-2016)

- F. Maintenance And Ownership Responsibilities: All multi-family developments shall record legally binding documents that state the maintenance and ownership responsibilities for the management of the development, including, but not limited to, structures, parking, common areas, and other development features. (Ord. 16-1672, 2-16-2016)

Section 20. That all other provisions of Title 11 as they relate to the Unified Development Code remain unchanged.

Section 21. That this ordinance shall be effective immediately upon its passage and publication.

PASSED by the City Council of the City of Meridian, Idaho, this ____ day of October, 2021.

APPROVED by the Mayor of the City of Meridian, Idaho, this ____ day of October, 2021.

APPROVED:

ATTEST:

Robert E. Simison, Mayor

Chris Johnson, City Clerk

CERTIFICATION OF SUMMARY:

William L.M. Nary, City of the city of Meridian, Idaho, hereby certifies that the summary below is true and complete and upon its publication will provide adequate notice to the public.

William L.M. Nary

SUMMARY OF CITY OF MERIDIAN ORDINANCE NO. 21-1950:

An Ordinance amending Meridian City Code as Codified at Title 11, Pertaining to Landscape and Common Open Space and Site Amenity Requirements in Chapter 3; Multi Family Common Open Space Design Requirements in Chapter 4; and various other amendments to Chapters 1-5 and 7; providing for a waiver of the reading rules; and providing an effective date.