

ARTICLE B. LANDSCAPING REQUIREMENTS

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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 with written approval by from the City's arborist.

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

- List of trees

(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
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 tulipifera

-

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)~~

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~~3~~: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 rhyzomotuous 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-50 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~~ 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~~ All calculation results in a fraction of five (5) or greater, round up to an additional tree. ~~If this~~ All 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.

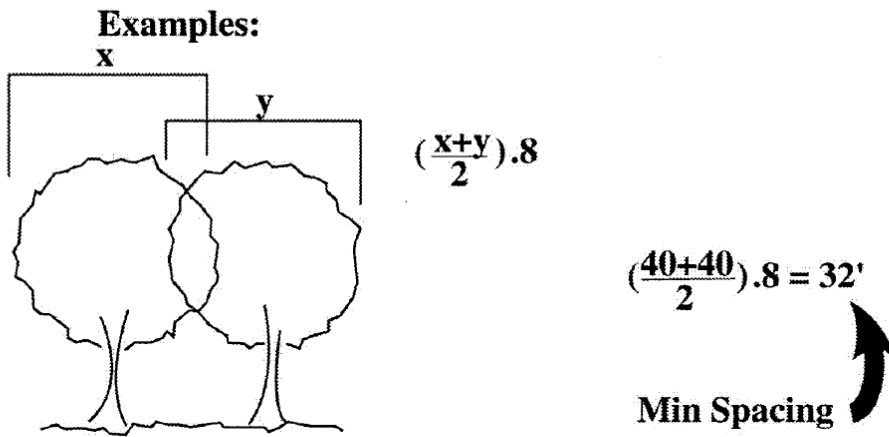
f. Entryway Corridors: along all entryway corridors, additional landscape design features shall be provided within landscape buffers. Features may include berms of no less than (4:1) slope to at a 3-foot minimum height, decorative landscape walls (no greater than 3-feet in height), decorative open vision 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).

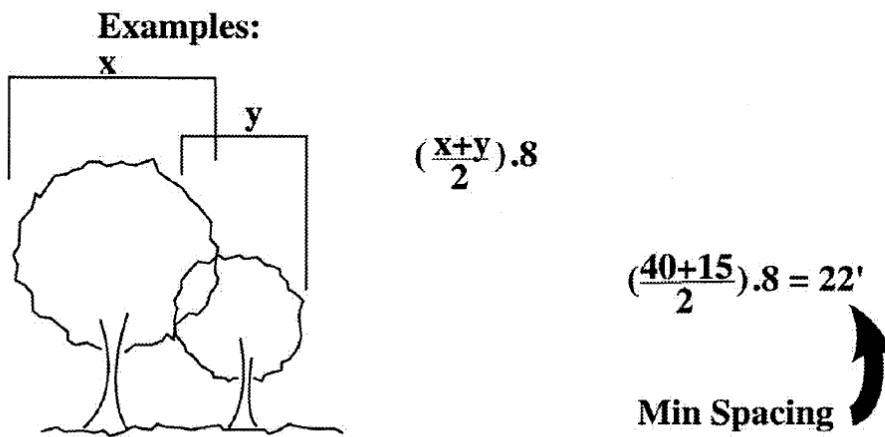
4. Tree Spacing: For design flexibility, trees may be grouped together or spaced evenly as desired. Landscape designs should consider tree placement location, spacing, and clumping to avoid conflicts with wayfinding and business identification signs. However, trees shall be spaced no closer than eighty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

FIGURE 1
TREE SPACING

FIGURE 1
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)