

## LANDSCAPING STANDARDS

### Section 1 – Purpose

This Section is intended to improve and protect the environment and the value and the character of the community and properties by providing for the installation and maintenance of landscaping and the preservation of natural plant growth. The provision for landscaping and the retention of natural plant growth reduces erosion, provides shade, buffers incompatible uses, aids in urban temperature control, and improves the aesthetic quality of a community and properties, thereby promoting the public health, safety, and general welfare.

### Section 2 – Definitions

For the purpose of this article, the following definitions shall apply unless the context clearly indicates or requires a different meaning:

*Abut* means properties which are either contiguous or separated by a road or drainage right-of-way.

*Accessway* means the principal means of ingress and egress to a parcel from a public or private street right-of-way.

*Architectural wall* means a wall designed to complement adjacent development consisting of masonry block with stucco, fluted block, a finished designer block, poured concrete, or pre-cast concrete with a treatment on top such as a cornice, tile band or similar accent. A pre-cast concrete wall shall be comparable in visual quality to a block wall.

*Clear trunk height (CT)* means the height of a tree measured from the ground to the bottom of the canopy.

*Commercial area* means any area designated in the approved Jasper's Crossing PDD and Conceptual Master Plan as commercial or office.

*Diameter breast height (DBH)* means the diameter of a tree trunk measured at four and one-half (4½) feet above grade.

*Dripline* means an imaginary vertical line extending from the outermost circumference of the branches of a tree to the ground.

*Evergreen* means foliage that remains green or living throughout the year, non-deciduous.

*Frontage* means linear distance measured along abutting road rights-of-way.

*Ground cover* means low growing plants planted in such a manner as to form a continuous cover over the ground.

*Landscape island* means an area designated for landscaping located at the end of a parking bay that is typically ten (10) to fifteen (15) feet in width, but may be wider.

*Landscape strip* means a strip of land designated for landscaping.

*Landscape buffer strip* means a strip of land designated to provide a visual buffer between abutting properties that consists of landscaping and an architectural wall.

*Landscaping* means material such as, but not limited to, grass, ground covers, shrubs, vines, hedges, trees, or palms; and nonliving durable material commonly used in landscaping, such as, but not limited to, rocks, pebbles, sand, walls, or fences, but excluding paving.

*Mulch* means nonliving, small, aggregate material such as gravel, rock, pebbles, bark, or pine needles spread over exposed soil or landscape fabric as an erosion and weed control.

*Off-street parking area* means any area except a public or private right-of-way used for the purpose of parking, storing or display of vehicles, boats, trailers and mobile homes, including used car lots, but not including parking structures or garages.

*Open lot storage area* means an area which is not enclosed by a permanent structure or wall where inoperative vehicles, scrap metal, scrap lumber, building materials, machinery, machinery parts, or other similar items are customarily sold or stored.

*Open space area* means any open space, park, or public or private spaces committed to preservation or drainage uses as calculated and determined by the Jasper's Crossing PDD and Conceptual Master Plan.

*Other vehicular use areas* means all land upon which vehicles traverse the property as a function of the primary uses.

*Parking bay* means a single alignment of parking spaces that is terminated at each end with a landscape island as approved in the Jasper's Crossing PDD and Conceptual Master Plan.

*Planting area* means any area designated for landscape planting having a minimum area of ten (10) square feet and having a minimum dimension of three (3) feet; except that wherever a tree shall be planted, a minimum area of twenty-five (25) square feet, with a minimum dimension of at least five (5) feet.

*Planned development district (PDD)* means a land area under unified control which is planned and programmed in a single development operation or is a series of prescheduled phases according to an officially approved final Concept PDD plan.

*Shrubs* means any low, self-supporting, multi-stemmed evergreen or deciduous plants.

*Right-of-way*: includes any public or private street or drainage canal right-of-way. In addition, other properties that are fifty (50) feet or more in width that support infrastructure or utility uses such as, but not limited to, electric power lines and swales shall also be considered a right-of-way.

*Tree* means any self-supporting, woody plant having at least one (1) well-defined stem that will gain a minimum height of twenty (20) feet when mature.

*Vines* means any of a group of woody or herbaceous plants which may climb by means of twining, aerial rootlets or tendrils.

*Xeriscape* means a landscaping method that maximizes the conservation of water by the use of site-appropriate plants, proper mulches, and an efficient watering system.

### **Section 3 - Use of Landscaping for Site Development Area**

The use of landscaping shall be required for all site development as follows:

- A. Commercial areas. For site development in commercial areas, as defined in the Concept PDD, landscaping shall be placed as described in Section 4 herein, except Section 4.B.

### **Section 4 - Landscaping Requirements**

To ensure that the landscaping provided is adequate to meet the intent of this subchapter, all perimeter buffers shall meet the standards of Section 2.4.H Highway Corridor Overlay District of the MZDO. Setbacks and buffer plantings internal to the development shall meet or exceed the standard of the MZDO including the following requirements as specified below:

#### **A. Installation.**

1. Planting practices. All landscaping shall be installed in a sound, workmanlike manner and according to accepted good planting practice with the quality of plant materials as hereinafter described. All elements of landscaping shall be installed so as to meet any other applicable ordinances.
2. Staking. All balled and burlapped trees and palms shall be staked. Trees and palms shall be staked until the roots have become established for a period typically between six (6) months and one (1) year or as specified by a landscape architect.
3. Easement and utility area landscaping. No landscaping shall be planted in such a manner as to adversely affect drainage or utility easements. Trees with a maximum mature height great enough to interfere with overhead power lines shall not be planted below overhead power lines. Such trees with a maximum mature height less than the height of the overhead power line shall be as required in Section 4.B.4.
4. Certification by landscape architect. The landscape architect shall certify in writing to the City of Hardeeville planning and/or zoning officials that the landscaping has been installed in accordance with the plan approved by the City Council or administrative staff, as applicable. No certificates of occupancy or similar authorization will be issued unless the certification has been received verifying the landscaping meets the requirements provided herein, and is in conformance with an approved landscape plan for the project.

#### **B. Maintenance.**

1. Responsibility. The owner, tenant, and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscaping which shall be maintained in good condition so as to present a healthy, neat, and orderly appearance at all times and shall be kept free from refuse and debris. Maintenance shall include the replacement of all dead

plant material.

2. Irrigation. All sodded and planted areas shall be provided with an irrigation system except for xeriscape areas. Xeriscape areas must have a readily available water supply (minimum of one (1) hose bib within one hundred (100) feet of every planting area) to provide temporary irrigation until plantings are established. Xeriscape areas must be planted with approved drought tolerant species.
3. Nonconformance.
  - a. If at any time after issuance of a certificate of occupancy the landscaping of a development is found to be in nonconformance, City Council or administrative staff, as applicable shall issue notice to the owner, tenant and/or agent that action is required to comply with this subchapter and the owner, tenant, and/or agent shall have thirty (30) days to restore the landscaping as required. Failure to comply will result in a code enforcement action.
  - b. Permitted landscaping existing on the effective date of this subchapter shall be maintained as originally permitted. Replacement trees and other plants must, however, meet the requirement of this section.
4. Pruning and topping. Pruning restrictions shall not apply for trees located under power lines. Trees shall be pruned only as necessary to promote healthy growth. Trees shall be allowed to attain their normal size and shall not be severely pruned or "hatracked" in order to permanently maintain growth at a reduced height. Trees may be periodically pruned or thinned in order to reduce leaf mass in preparation for tropical storms. All pruning shall be accomplished in accordance with the National Arborist's Standards.
5. Walls and fences. All walls and fencing shall be maintained in good condition so as to present a neat, and orderly appearance at all times and shall be kept free from mildew and graffiti.

#### C. Plant materials.

1. Quality. Plant material used in conformance with the provisions of the material list as set forth in the Highway 278 Corridor Overlay District Standards (Section 2.4.H Highway Corridor Overlay District of the MZDO).
2. Existing plant material. Developers and/or land owners are encouraged to utilize healthy, acceptable plant material existing on a site prior to its development since this plant material is known to adapt to soil and climate conditions that occur in the city area. Trees to be preserved shall be protected from construction damage. Protection should include barricades erected around the dripline, or other similar separation, of the tree during the entire construction process.
3. Ground cover. Ground covers, other than grass, shall be planted in such a manner as to present a finished appearance and a reasonably complete coverage within four (4) months after planting. Ten (10) percent of the groundcover landscaping shall consist of flowering

groundcover.

4. Lawn grass. Grass areas shall be planted in species normally grown as permanent lawns in the city.
  5. Shrubs and hedges. Shrubs shall be a minimum of two (2) feet in height when measured immediately after planting. When used for screening purposes they shall be spaced a maximum of twenty-four (24) inches on center and shall be maintained so as to form a continuous, unbroken, solid screen within a maximum of one (1) year after time of planting. If wider growing plants are used, spacing may be increased, but should provide a full appearance with adjacent plants touching each other.
  6. Synthetic plants. Synthetic or artificial material in the form of trees, shrubs, ground cover, vines, or artificial turf shall not be used in lieu of plant requirements in this section.
  7. Trees.
    - a. Trees shall be a species as set forth in the Highway 278 Corridor Overlay District standards.
    - b. Tree species shall be a minimum of fourteen (14) feet overall height when planted with a minimum four-foot spread. At planting, the trees shall have a diameter of at least three (3) inches at a point four and one-half (4 ½) feet above ground level. Palm trees shall have a minimum clear trunk height of ten (10) feet. Groups of smaller trees may be approved by the City Council or administrative staff, as applicable.
    - c. No more than fifty (50) percent of the required trees may be palm trees.
    - d. Use of native species shall be encouraged.
    - e. At least thirty-five (35) percent of the required trees shall be flowering trees.
  8. Vines. Vines shall be a minimum of thirty (30) inches in height immediately after planting and may be used in conjunction with fences, screens, or walls to meet physical barrier requirements as specified.
- D. Site Perimeter Landscaping - Commercial and Office. Necessary access ways from a right-of-way through all landscape strips shall be permitted in order to utilize the parking or other vehicular use areas and these accessways may be subtracted from the linear dimension used to determine the number of trees required.
1. Development located adjacent to a right-of-way or to another property. A landscape strip at least ten (10) feet in depth shall be located adjacent to all rights-of-way and abutting properties, unless indicated otherwise and approved by City Council. One (1) tree shall be provided for each thirty (30) linear feet of right-of-way or abutting property, or fractional part thereof. Trees may be placed in any arrangement within the landscape strip provided that the spacing between tree trunks is no greater than fifty (50) feet.
  2. Special areas – four or six lane divided streets with a depth in excess of one hundred fifty (150) feet. Properties having a front or side facing these streets shall provide a landscape

strip at least fifteen (15) feet in depth. This landscape strip shall include one (1) tree for each thirty (30) linear feet, or fractional part thereof. Trees may be placed in any arrangement within the landscape strip provided that the spacing between tree trunks is no greater than fifty (50) feet. A continuous hedge shall extend the length of the landscape strip. One (1) shrub shall be required for each two (2) linear feet and the shrubs shall be at least twenty-four (24) inches in height at the time of planting. The remainder of the required landscape strip shall be landscaped with grass, ground cover, shrubs, or other landscape treatment, excluding paving.

- a. In locations without overhead wires: Trees shall be planted at thirty (30) feet on center along the street frontage. Trees shall be as set forth in the Highway 278 Corridor Overlay District Standards.
- b. Parking lot terminating islands shall have at minimum one (1) tree. Two (2) palms having a clear trunk height of ten (10) feet may be substituted for one (1) tree.
- c. A hedge or shrub border shall be located in the landscaping strip.
- d. Twenty-five (25) percent of the area of the landscape strip shall be planted in ground covers and accent plants.
- e. A landscape strip along the rear and sides of a parcel shall be provided as indicated in Section 4.D.1. above. The plant materials are to meet the requirements for size, spacing, and type in accordance with the Highway 278 Corridor Overlay District Standards.

E. Landscape buffer walls. Landscape buffer walls are areas where a wall or fence is required in addition to landscaping.

1. Landscape buffer wall standards. Walls shall be designed as architectural walls. When a landscape buffer strip is located adjacent to a right-of-way, the architectural wall shall be set back a minimum of five (5) feet from the right-of-way in order to provide an area on the outside for landscaping and maintenance, unless noted otherwise. Where a landscape buffer is required along a drainage right-of-way, the City Council or administrative staff shall determine whether a landscape buffer strip may be permitted to be located within the adjacent drainage easement, if applicable. Where a landscape buffer strip is located adjacent to a residential property, the architectural wall shall be located at least two (2) feet from the property line and the area inside of the wall shall be landscaped. No landscaping along the outside of the wall shall be required. The architectural wall shall be located no closer than three and one-half (3½) feet to an interior paved surface or a parking space in order to allow space for shrubs and other landscaping. The wall and plantings shall be permanently maintained and kept in an acceptable state of repair.
  - a. Height. The architectural wall shall be as set forth in the Jasper's Crossing PDD and Conceptual Master Plan.
  - b. Design. The wall shall have columns or wall offsets at least every fifteen (15) feet. Columns shall extend beyond the face of the wall on both sides by at least three (3) inches and they shall be at least sixteen (16) inches in width. Offsets shall be at least sixteen (16) inches in depth. A decorative band or cornice located along the top of the wall shall be at least eight (8) inches in height. The primary color used on the wall shall match the primary color used on the building located on the site. The wall color shall be selected from the approved colors and conform to the requirements of the

Jasper's Crossing PDD and Conceptual Master Plan.

- c. Access. Gates may be required in order to provide pedestrian access to adjoining areas and to provide access for landscape and wall maintenance. Gates shall be opaque.
  2. Landscape material. One (1) tree, at least fourteen (14) feet in height, shall be provided for each thirty (30) linear feet of the landscaped buffer strip, or fractional part thereof. When a landscape buffer strip is located adjacent to a right-of-way, trees, continuous hedging, and ground cover shall be planted on the right-of-way side of the wall. The hedge plant materials shall be at least twenty-four (24) inches high when planted and shall be planted twenty-four (24) inches on center. At least fifteen (15) percent of the area in front of the wall shall consist of groundcover. Tree, hedge, and ground cover materials shall be selected from the materials list located in the Highway 278 Corridor Overlay District Standards. The remainder of the required landscape buffer strip shall be landscaped with grass, ground cover, shrubs, hedges, or other landscape treatment, excluding paving. The area inside the wall shall have at least one (1) shrub for each two (2) linear feet, or fractional part thereof, and the shrubs shall be at least twenty-four (24) inches in height when planted.
- F. Perimeter landscaping around parking areas and other vehicular use areas.
1. General. A landscape strip at least ten (10) feet in depth located adjacent to an off-street parking area or other vehicular use area shall be provided unless indicated otherwise. See Section 4.F.3. below. This landscape strip shall include one (1) tree for each thirty (30) linear feet, or fractional part thereof.
  2. Landscape barrier. In addition, a hedge, wall, or other durable landscaping barrier shall be located within this landscape strip. If such a barrier is of non-living material, it shall be a minimum height of three (3) feet and one (1) shrub or vine shall be planted for each five (5) linear feet or fractional part thereof. Such shrubs or vines shall be located along the exterior side of the barrier. The remainder of the required landscape strip shall be landscaped with grass, ground cover, shrubs, hedges, or other landscape treatment, excluding paving.
  3. Landscape strip between buildings and vehicular use areas. A landscape strip that is at least ten (10) feet in depth shall be located between a building and a parking space. A landscape strip that is at least five (5) feet in depth shall be located between a building and a loading space except where access is required. A landscape strip that is at least five (5) feet in depth shall be located between a building and a driveway or a sidewalk, unless indicated otherwise. The landscape strip shall be planted with, sod, groundcovers, shrubs, trees, and or hedges. See Section 4.J. for required quantity of landscaping located around building facades.
    - a. Where the rear of a building is not generally accessible or visible to the general public, such as a strip commercial shopping center, the City Council or administrative staff, as applicable, may waive or modify the requirement for a landscape strip to be

located between vehicular use areas and a building.

#### G. Parking Lots

1. General. Interior portions of off-street parking facilities that are not specifically designed as parking spaces or maneuvering areas shall not be paved for vehicle use. These areas shall be planted and permanently maintained with trees and shrubs, and finished with ground cover or other landscape material. Mechanical, electrical, or utility equipment (excluding a fire hydrant) is prohibited from being located within a required landscape island.
2. Maximum number of continuous parking spaces. Parking bays shall have a landscape island located at each end in order to break up excessively long runs of parking spaces. Each landscape island shall have at least one (1) shade tree.
  - a. Sites greater than two (2) acres in size. - A landscape island at each end of a parking bay shall be provided that has a minimum width of ten (10) feet and a minimum total area of one hundred fifty (150) square feet. The parking bay shall contain no more than twelve (12) continuous parking spaces nor extend more than one hundred thirty (130) linear feet, whichever is more restrictive, unless approved by City Council.
  - b. Sites two (2) acres or less in size.
    - 1) A landscape island at each end of a parking bay shall be provided that has a minimum width of ten (10) feet and a minimum total area of one hundred fifty (150) square feet. The parking bay shall contain no more than eight (8) continuous parking spaces nor extend more than ninety (90) linear feet, whichever is more restrictive. The abutting parking bays shall contain no more than eight (8) parking spaces nor extend more than ninety (90) linear feet, unless approved by City Council.
  - c. Curbing. All interior landscaping areas shall be curbed to prevent vehicular encroachment.

- #### H. Screening of refuse collection and recycling areas.
- Refuse and recycling dumpsters utilized at commercial and office facilities shall be screened from view on all sides and shall be gated. Gates may be left open only on scheduled pick up days and must be closed following pick up. Such screening for refuse and recycling dumpsters shall consist of a five-foot high masonry wall. In addition, one shrub or vine shall be planted at two-foot centers along the outside perimeter of the screen. Dumpster enclosures shall measure at least twelve-foot by twelve-foot in area. The gate to the recycle dumpster enclosure shall have a sign attached indicating "recycle". Dumpsters shall be located in areas that minimize public view. Gates shall not be in view of a street. All uses that generate refuse shall provide one (1) or more locations for enclosed and gated refuse dumpsters even if curbside pick-up is utilized, unless indicated otherwise. Commercial, office, and institutional developments greater than five (5) dwelling units per acre shall provide one (1) or more locations for enclosed and gated recycling dumpsters even if curbside pick-up is utilized. The site plan review committee may modify the size required for the recycling dumpster enclosure after reviewing and considering the size of the building and type of use.

- I. Other areas. All property, except for land utilized for principal structures, accessory structures, off-street parking areas, other vehicular use areas, and required landscaped areas shall be landscaped with at least grass, ground cover, or mulch.
- J. Landscaping around building facades. Unless otherwise approved by City Council, a landscape strip between five (5) and twenty (20) feet shall be located around the perimeter of a building that is visible to the general public or patrons, unless noted otherwise. Also, refer to Section 4.F.3., landscaping between buildings and vehicular use areas. Landscaping shall be designed to be complimentary to the building facade. Plantings shall include trees, hedging, and ground cover placed around the building. There shall be at least one (1) shrub for every one and one-half (1½) linear feet of a building's perimeter, excluding paved access areas, and the shrubs shall be at least twenty-four (24) inches in height at the time of planting. Note: A wider landscape strip permits more area to plant required trees and shrubs.
- K. Preservation of existing non-exotic vegetation.
  - 1. Preservation of existing non-exotic vegetation shall be required whenever possible. The City Council or administrative staff may require tree surveys to be submitted to meet these objectives.
- L. Drive-throughs. No drive-through windows located between the right-of-way of a primary collector/arterial roadway and a building are permitted. If there is no other location option, the entire drive-through lane must be completely screened from adjacent view using a continuous planting of vegetation at a height of six (6) feet at time of planting. Vegetation shall be maintained at a height of at least six (6) feet.
- M. Joint use parking. Joint parking areas are allowed and encouraged between adjacent land owners. Joint parking areas will be treated as a single parking area and must meet all requirements of this chapter and the zoning code. Joint parking areas will only be permitted if there is a mutual agreement among the owners of the parking areas, which is acceptable to the city and a copy of the agreement filed with the City Administrator.
- N. Landscape strips combined. Where the edges of required landscape strips are spaced apart twenty (20) feet or less, a single landscape strip may be utilized and the landscaping may be distributed over the entire width of the combined landscape strips. However, requirements for landscape buffer strips as indicated in Section 4.E. shall not be modified. Where a landscape buffer strip and a landscape strip are spaced apart twenty (20) feet or less, only a landscape buffer strip shall be required. Where requirements for a landscape strip differ, the more stringent requirements shall take precedent.
- O. Mechanical, electrical, and utility equipment. A hedge that is at least twenty-four (24) inches in height when planted and that is spaced at least twenty-four (24) inches on center shall be planted around mechanical, electrical, and utility equipment except where access to the

equipment is necessary. Lift stations shall have an opaque wall or fence located around the perimeter except where the gate is located. The gate shall be semi-transparent in order to allow for visual inspection of the equipment by the utility department. The lift station's alarm light shall be clearly visible above the wall or fence at all times. Hedging shall be located around the wall or fence. The wall or fence shall be of a material that is similar or complementary to the building or buildings located on the site. Air conditioning condensing and compressor units shall not be located on a side of a building that faces a street right-of-way or a driveway.

- P. Gated and/or walled entrances. Trees, shrubs, and groundcover shall be planted along a wall or fence and around a guard house located at a gated entrance. At minimum, a landscape strip that is at least ten (10) feet in depth shall be located along the side that is visible to the general public. At least one (1) tree for each fifteen (15) linear feet, or fractional part thereof, of the walled entrance (excluding the gates) shall be provided. One (1) shrub shall be required for each two (2) linear feet and the shrubs shall be at least two (2) feet in height at time of planting.
- Q. Sidewalks and bike paths.
1. Development located along existing streets. Development located along an existing street right-of-way that is greater than sixty (60) feet in width shall provide a sidewalk that is at least five (5) feet in width, typically along the property line, and within the street right-of-way. However, in such case where the City Council and/or administrative staff determines that a sidewalk located within a right-of-way is not appropriate or will be in conflict with other public works, the engineering department may require that the sidewalk be located on the subject property to be developed, typically along the property line. Location and design shall be subject to review by the City Council or administrative staff, as applicable. In areas where a design plan for sidewalks and/or bike paths has been adopted or established, the design plan shall take precedence as to the location, size, and other features of the sidewalk and/or bike path. Sidewalks shall not encroach into landscape strips.
  2. Public and private streets or driveways. As part of the Master Plan approval, a sidewalk that is at least five (5) feet in width shall be located along the side or sides of the following proposed street rights-of-way or main access routes:
    - a. A public street right-of-way having a non-residential land use. Sidewalk shall be located along the side of the street having the non-residential use.
    - b. All collector or arterial roads. Sidewalks shall be located on both sides, unless otherwise approved by City Council at Master Plan approval.
  3. Whenever possible, a sidewalk shall be located along the edge of the street right-of-way, leaving a green space located between the street pavement and the sidewalk.

## **Section 5 - More Stringent Requirements May be Required**

- A. This Section shall be a minimum standard and shall apply to all areas of the Jasper's

Crossing PDD and Conceptual Master Plan, unless otherwise approved as part of a Master Plan approval by City Council.

- B. Landscape guidelines which pre-empt this ordinance may be adopted by City Council for certain areas.

### **Section 6 - Submission of Landscaping Plan; Approval Prior to Enactment**

- A. A landscaping plan prepared, signed and sealed by a South Carolina registered landscape architect shall be submitted as part of the site plan submission.
- B. Such plan shall be approved by the City Council or administrative staff, as applicable prior to the issuance of a building or paving permit and shall contain the following:
  - 1. Name, address, and phone number of the owner, landscape firm, and designer.
  - 2. North arrow, scale, and date (minimum scale one (1) inch = thirty (30) feet and sheet size shall not exceed 30" x 42").
  - 3. Property lines, easements, and rights-of-way.
  - 4. Location of all existing and proposed electrical, mechanical, and utility equipment and location of all utility services (electrical power lines, cable lines, water lines, sewer lines, and the like).
  - 5. Location of any existing or proposed structure.
  - 6. Location of proposed site features such as earthen mounds, walls, fences, and water areas.
  - 7. Location of any existing or proposed vehicular use areas.
  - 8. Location of any existing or proposed sidewalks, curbs, and wheel stops.
  - 9. Location of required landscape strips and landscape buffer strips.
  - 10. Location, diameter breast height, height, description of all landscape material including name, quantity, spacing, installation and maintenance requirements, and the like.
  - 11. Location, and area of landscaping for freestanding signs.
  - 12. Location of stormwater retention/detention ponds, swales, underground pipes, and other related features.
  - 13. If a landscape buffer wall is required, provide a note on the site plan and landscape plan that states that the height of the wall meets the requirements of the Jasper's Crossing PDD and Conceptual Master Plan.
  - 14. Provide a note indicating that the site will be irrigated. Irrigation plans shall be submitted to the planning and zoning department and to the utility department prior to obtaining a building permit. If xeriscaping is utilized, provide a note indicating that it is a xeriscape plan and show the location of the hose bibs. See Section 4.B.2. for xeriscape area requirements.

### **Section 7 - Variances and Administrative Variances**

- A. Variances shall be processed in accordance with the provisions of the MZDO. The applicant shall submit an application, pay the associated review fee, and submit a landscape plan to apply for a variance.

1. The City Administrator, or his designated and authorized agent, shall have the authority to hear and decide requests for the following administrative variances.
  - a. Height. Variances of ten (10) percent or less to the required height of a wall, fence, tree, or shrub.
  - b. Species substitution. Variances of ten (10) percent or less to the required amount of landscaping to allow for the substitution of a species not listed on the Highway 278 Corridor Overlay List.
  - c. Amount. Variances of ten (10) percent or less to the required number of trees, shrubs, or ground cover.
2. Substituting landscaping for a required architectural wall requires the approval of the City Council and/or administrative staff.

### **Section 8 - Administrative Reviews of a Landscape Plan**

- A. Minor revisions to a landscape plan may be reviewed and considered for approval by the administrator. The administrator may refer the request to the appropriate committee for a recommendation. Minor revisions to a landscape plan include the following:
  1. Relocation. The relocation of thirty (30) percent or fewer of the required number of trees, shrubs, or groundcover, provided that the landscaping to be relocated is not located within a drainage or utility easement or right-of-way.
  2. Substitution. The substitution of thirty (30) percent or less of a species for another species, provided that the proposed species is listed on the Highway 278 Corridor Overlay List and that the landscaping proposed to be substituted is not located within a drainage or utility easement or right-of-way.

### **Section 9 - Exemption or Modification to Landscape Buffer Wall Requirement**

Requests to substitute landscaping for an architectural wall that is a required feature of a landscape buffer strip or requests to be exempt from installing the landscape buffer strip requirement shall be reviewed by the City Council.