

LANDSCAPE ORDINANCE



**CITY OF PASADENA
PLANNING DEPARTMENT
(713) 475-5543**

Landscaping Ordinance Checklist

Property Perimeter Requirements

- _____ 5 ft. wide landscaping along the front and side property lines to the building setback line or building
- _____ A 3 ft. opaque screen is provided for landscape areas between the front property line and parking area with one of the following:
 - _____ A continual evergreen hedge with no less than 5 gallon size plants and spaced no more than 30 inches on center
 - _____ A berm
 - _____ An ornamental fence or wall, plant materials or combination
 - _____ Screening opacity may be reduced to 50% when a 10 ft. landscape area is provided between the front property lines and an internal service drive
- _____ Landscape areas along the side property lines are improved with plant material or a combination including inert architectural material
- _____ For sites abutting major thoroughfares: At least one tree of three-inch caliper for every 35 linear feet OR one tree of four-inch caliper for every 50 linear feet
- _____ For sites **NOT** abutting major thoroughfares: At least one tree of two-inch caliper for every 40 linear feet of front and side property landscape areas
- _____ Nonresidential development has a wall or fence on property line if they abut an unscreened residential lot
- _____ Landscaping meets visibility triangle requirements
- _____ No landscaping exceeding 3 ft. in height is located within a 10 ft. radius of any driveway/street intersection unless they have a minimum height of 8 ft.
- _____ Wheel-stops are provided to prevent vehicle overhang unless the perimeter landscape is increased to 8 ft. wide
 - _____ If increased to 8 ft. wide, the interior 3 ft. of width should be grass or sod only

Parking Area Requirements

- _____ For a parking lot with a minimum of 20 spots:
 - _____ One planter for every 10 spaces
 - _____ Planter contains 1 tree or shrub at least 4 ft. in height and a combination of plant material and inert architectural material
- _____ Commercial waste receptacles, storage areas, and electrical and mechanical equipment are screened from the street
- _____ Sidewalks adjacent to parking areas acting as a curb are a minimum of 6 ft. wide

Site Plan Requirements

- _____ Plat boundaries drawn on the map
- _____ Locations of all proposed structures, driveways, parking spaces and easements are shown
- _____ Locations of existing trees and proposed landscape areas showing placement are shown
- _____ Plant list including type, size, variety and number of plants are shown
- _____ Use and placement of inert architectural material within landscape areas
- _____ Landscape irrigation plan

ARTICLE X. LANDSCAPING OF NONRESIDENTIAL SITES*

Sec. 9-195. Applicability.

(a) This article shall apply to the following:

- (1) All new multifamily apartment houses
- (2) All new nonresidential developments
- (3) All new gasoline service stations
- (4) Existing multifamily houses and nonresidential developments which are improved, whether by attached or detached additions, to such an extent that the resulting multifamily apartment house or nonresidential development will be required by law to have eight (8) or more offstreet parking spaces.
- (5) A change in land use of an existing development
- (6) Existing nonresidential developments which are required by law to have offstreet parking spaces and which change ownership after the effective date of Ordinance No. 90-226.

Sec. 9-196. Definitions.

Inert architectural material: Brick, stone, pebbles, aggregates, sand, natural forms (driftwood, fossils, seashells, etc.), water forms and other non-living landscape features. Concrete and asphalt paving shall not be considered inert architectural materials and shall not be used in landscape areas. Inert architectural materials shall not exceed twenty-five (25) per cent of any landscape area.

Ornamental fence or wall: A fence or wall not to exceed three (3) feet in height constructed of masonry, concrete block or brick on a foundation equivalent to outside wall specifications, less live load, as set forth in the most recently adopted City of Pasadena Building Code.

Planter: An area bounded by curb within a parking lot set aside for landscaping. A planter shall be no less than one hundred thirty-five (135) square feet with a minimum dimension of seven and one-half (7 1/2) feet from the inside curb.

Plant material: Living trees, shrubs, vines, ground covers, sod, flowering annuals, biennials and perennials. Plastic or other artificial plant simulations shall not fulfill requirements for plant material.

Tree: Any living self-supporting woody plant having at least one (1) well defined stem and growing to a minimum clear wood height of five (5) feet.

Sec. 9-197. Property perimeter requirements.

(a) A landscape area five (5) feet in width shall be required along the front property line and along the side property lines to the building setback line or building, whichever distance is greater. Corner lots shall be treated as having two (2) front property lines.

(b) Landscape area(s) between the front property line(s) and the parking area(s) shall provide a three (3) foot opaque screen within two (2) years of planting using one (1) of the following methods:

- (1) Plant material or combination of plant material and inert architectural material that will form a continual evergreen hedge. The hedgerow plants shall be no less than five (5) gallon size, spaced no more than thirty (30) inches on center and of a type and variety specifically approved by the city.
- (2) A berm, plant material, or combination of plant material and inert architectural material.
- (3) An ornamental fence or wall, plant materials, or combination of plant material and inert architectural material.

(c) Screening opacity may be reduced to fifty (50) per cent when a ten-foot landscape area is provided between the front property line(s) and an internal service drive.

(d) Landscape areas along the side property lines shall be improved with plant material or a combination including inert architectural material.

(e) On sites not abutting major thoroughfares, there shall be at least one (1) tree of two-inch caliper for every forty (40) linear feet or fraction thereof of front property and side property landscape areas. Trees may be clustered but shall not be planted within any public road right-of-way or utility easement.

(f) On sites abutting major thoroughfares, as designated in the official Major Street Plan, there shall be at least one (1) tree of three-inch caliper for every thirty-five (35) linear feet or fraction thereof or one (1) tree of four-inch caliper for every fifty (50) linear feet or fraction thereof of frontage. Trees shall be placed in a boulevard-type manner, approximately on center and a uniform distance from the curb.

(g) Nonresidential development abutting an unscreened residential lot, as shown in a properly recorded map or plat of said subdivision, shall build or construct along that abutting property line a wall or fence as described in section 9-4(c).

(h) All landscaping shall meet the requirements of section 36-22.1 concerning the intersection visibility triangle.

(i) No landscaping exceeding three (3) feet in height shall be located within a ten-foot radius of any driveway/street intersection. Trees within the ten-foot radius shall maintain a minimum of eight (8) feet of visual clearance.

(j) Vehicles shall not encroach upon perimeter landscape areas or planters. Either wheel stops must be provided to ensure no vehicle overhang or, in the case where wheel stops are not provided, the perimeter landscape shall be increased to eight (8) feet in width. In such event the interior three (3) feet of width shall be planted with grass or sod only.

(k) Industrial, light industrial and commercial warehouse developments will maintain a minimum twenty-five (25) foot landscape buffer around the perimeter of the property.

(l) Additional landscaping is required to screen pond facilities from view of all street rights-of-way.

Sec. 9-198. Parking area requirements.

(a) A parking lot, at a minimum of twenty (20) stalls, shall provide a planter at the ratio of one (1) for every ten (10) parking stalls or fraction thereof. Planters shall not be attached on more than one (1) side to required perimeter landscape areas. Each planter shall contain one (1) tree or shrub at least four (4) feet in height and plant material or combination of plant material and inert architectural material.

(b) Planters may be aggregated but shall serve the entire parking area.

(c) All commercial waste receptacles, storage areas, and electrical and mechanical equipment, such as transformers, heat pumps and air conditioners, shall be screened from view from the street.

(d) Sidewalks immediately adjacent to parking areas acting as a curb shall be a minimum of six (6) feet in width.

Sec. 9-199. Planting and maintenance.

(a) The owner of the property shall be responsible for maintenance of all landscaping in a healthy and growing condition. All unhealthy and dead plant materials shall be replaced at the next appropriate growing season or within six (6) months, whichever comes first.

(b) Trees shall be properly guyed and staked as necessary. Stakes and guy wires shall not interfere with either vehicular or pedestrian traffic.

(c) Grass planted as a ground cover shall be sodded along the property line(s), abutting all pavement and curbs, and on berms to reduce erosion, but otherwise may be sprigged or seeded. For areas, sprigged or seeded, and a full one (1) inch of growth in grass height is required prior to building final.

(d) Reserved.

(e) All landscape areas shall be provided with an irrigation system. For new development with less than twenty (20) required parking spaces, a readily available

water supply located within fifty (50) feet of all plant material to be maintained may be substituted for an irrigation system.

(f) No planting or irrigation will be permitted within the public right of way.