

adhere to the criteria established in EV4.0255(A)(9).

- (j) Irrigation is required for all landscaped areas. Automatic systems are required. Plants should be watered and maintained on a regular basis. Irrigation systems should be designed so as not to overspray walks, buildings, fences, etc. The use of water conserving systems such as drip irrigation or moisture sensors for shrubs and tree planting is encouraged.
- (k) Landscape installation, in accordance with the approved plan, must occur prior to building occupancy. Where a development occurs in phases, all landscaping for each phase must be installed prior to occupancy of that phase.

Section EV4.0251 Outdoor Sales

All uses shall be conducted within a completely enclosed building, except as follows:

- (a) Off-street parking and loading areas;
- (b) Automobile service stations;
- (c) New and used auto sales;
- (d) Plants and vegetation associated with nurseries;
- (e) Open storage of materials and products and equipment when such storage is enclosed by a fence, wall, building or other means adequate to conceal such storage from view from adjoining property or the public street;
- (f) Restaurant - Outdoor dining area

Section EV4.0255 Landscape Requirements for Parking Area

- (a) The following standards shall apply to all parking areas accessible to the public, adjacent to roadways or exposed to public view from freeways, roadways or adjacent parcels:
 - (1) Landscaping shall be provided adjacent to and within parking areas to screen vehicles from view and to minimize the expansive appearance of parking areas. The landscaping should include predominantly fast growing trees in the parking areas to create summer shade. Accent trees may also be utilized in the landscape design of the parking areas for diversity and seasonal color.
 - (2) Landscaped berms, or a combination of berms, landscaping and/or wall treatments of sufficient height to substantially screen parking areas shall be provided between parking areas and right-of-way.

- (3) All double row parking spaces shall be separated by either a planter or planter boxes with an overall outside width of five (5) feet. Planters shall be enclosed by a six (6) inch continuous poured in place curb. The curb shall be included in the measurement of the overall width of the planter. The Community Development Director, may allow breaks or gaps in the planter for pedestrian access and drainage purposes only.
- (4) Each unenclosed parking area shall provide a perimeter landscaped strip a minimum of five (5) feet in width where the parking area adjoins a side or rear property line. Curbs, mow strips, or any other type of paved surface shall not be included in the measurement of the overall width of the planter. The perimeter landscaped strip may include any landscaped yard or landscaped area otherwise required and shall be continuous, except for required access to the site or parking area.
- (5) All plant material shall be sized so that the landscaping has an attractive appearance at the time of installation and a mature appearance within three years.
- (6) Tree species should be selected with root growth habits that will not cause damage to sidewalks, curbs, other similarly paved surfaces, or such tree species should be sited away from such paved areas.
- (7) Trees with a trunk height of not less than six (6) feet shall be installed in the planters at each end of an aisle, at three (3) space intervals throughout the parking area, and at twenty (20) foot intervals along the periphery of the parking area. Within parking areas, trees may be clustered in groups to achieve a more natural setting provided the total number of trees meets the previous planting requirements.
- (8) At least fifty percent (50%) of the trees shall be an evergreen variety and shall be evenly distributed throughout the parking area.
- (9) At least fifty percent (50%) of the trees shall be 15 gallon in size, twenty-five percent (25%) shall be 24-inch box in size, and twenty-five percent (25%) shall be 36-inch box in size. All trees shall meet the following minimum caliper sizes. If the caliper size cannot be met at the container size then the developer shall increase the container size to meet the required caliper.

15-gallon:	3/4" to 1"
24-inch box:	1-1/4" to 1-3/4"
36-inch box:	2-1/2" to 2-3/4"
- (10) Planter areas shall also contain ground cover and/or flowering shrubs. Drought tolerant planting is suggested so that applicant/developer can comply with the Water Conservation in Landscaping Act of 1990.

- (11) Where automobile bumpers overhang landscaped planters, two (2) feet of clear area unobstructed by trees or shrubs shall be provided for overhang.
 - (12) Large parking areas shall be broken up into sections containing no more than 200 vehicles, with landscaped planters at least eight (8) feet in width established between sections.
 - (13) A landscaped island shall be provided for every twenty (20) parking spaces.
 - (14) Landscaped islands, interstall planters and periphery landscaping, together, shall total at least seven (7) percent of the total parking area.
 - (15) All trees identified on the landscape plan are to be maintained and the trimming or maintenance of them shall serve the purpose to bring them into a full canopy-type configuration. If applicant/developer fails to maintain and trim said trees to allow for full canopy-type configuration, applicant/developer shall be in violation of its conditions of approval and subject to enforcement as allowed by law.
 - (16) All landscape planters that are ten (10) feet or less in width shall utilize measures such as root barriers or other deep watering system to minimize heaving of parking area pavement and curbs by tree roots.
 - (17) No landscaped area having a width of less than five (5) feet shall be considered in the minimum landscaping requirement.
- (b) Where parking areas not accessible to the public are completely screened from public view by building placement or a combination of walling and landscaped buffers, landscaping requirements within the parking areas, other than perimeter landscaping, may be reduced at the discretion of the reviewing agency.
 - (c) Pedestrian walkways shall be provided within parking areas to destination points.
 - (d) Applicant/developer should preserve mature trees in their place, where possible, by designing the project's site plan around said mature trees. In cases where existing mature trees are removed for new development, an additional number of new trees, other landscaping, and/or additional mitigation measures shall be required beyond the guidelines established in this section.
 - (e) Final landscape plans, irrigation system plans, tree preservation techniques and preservation guarantees shall be reviewed and approved by the Community Development Director prior to the issuance of a building permit.

Plans shall be in conformance with the Water Conservation in Landscaping Act of 1990.

- (f) When a unified landscape plan is proposed for a project site in excess of ten (10) acres, that complies with the requirements of EV4.0260(a) the project site may be exempt from the requirements of EV4.0255(a) at the discretion of the reviewing agency.

Section EV4.0260 Other Site Landscaping Provisions

- (a) A minimum portion of the site shall be landscaped. No landscaped area having a width of less than five (5') feet shall be considered in the minimum landscaping requirement. This minimum landscaping requirement will be established as follows:

Automobile Dealerships	10%
Industrial uses	15%
Commercial uses	20%
Science Research Park District Uses	20%
Residential uses	35%

- (b) In addition to required landscaping, landscaping may be provided in lieu of ten (10%) percent of the total number of parking spaces required, provided the landscaping is arranged such that parking may be installed at a later date if such a demand arises, and further provided, that the owner agrees to provide such parking at the request of the reviewing agency.
- (c) Variation of landscape coverage may be permitted for individual parcels within planned developments when the development as a whole meets the required coverage and the plan is consistent with the goals and policies of the Specific Plan.
- (d) The goals and policies of the Specific Plan provide for the creation of significant landscaped open space areas at the entry and exit points of the East Valley Corridor. The following requirements are intended to meet these objectives:
 - (1) Special open space edge treatments shall be provided along Interstate 10 from Mountain View Avenue to California Street, and along State Route 30 from the Santa Ana River to San Bernardino Avenue.
 - (2) The open space edge treatments shall incorporate landscaping and associated design elements for areas visible from the freeway. These elements may include open lawn areas, canopy trees within parking areas, lakes, fountains, open stages and amphitheaters, art in public places, citrus groves, and similar open space areas.
 - (3) A building setback of 100-feet shall be maintained from the freeway right-of-way line within these special open space edge treatment

areas, unless the reviewing authority finds that such a setback would severely constrain the reasonable use of a parcel due to its configuration or location, in which case alternative open space treatments may be determined appropriate.

- (4) In creating this open space edge treatment, credit may be given towards, the minimum percent of landscaping required within the development, as specified in (c) of this Section.
- (e) The landscaped area requirement may be reduced by a maximum of five (5) percentage points where public art is to be displayed in a setting which enhances pedestrian spaces and building architecture. Minimum cost of public art shall be one (1%) percent of the overall cost of the project as stated on the building permit.
- (f) When the floor area, outdoor sales area, or covered storage area ("use") of any site developed prior to September 6, 1989 is increased ten percent or more, the minimum percentage of added landscaping on site shall be based on the following formula: $1.25 \times (\text{percent of use expansion}) \times (\text{landscape percentage from Section (a)}) \div 100$. All additions subsequent to September 6, 1989 shall be totaled in determining the ten percent calculation. The maximum landscape requirement shall not exceed that required in Section (a). When the use is increased cumulatively fifty percent or more after September 6, 1989, landscaping shall be provided as required by this division in Section (a).
- (g) As an alternative to providing the on-site landscaping required by this division, the Commission may require the applicant to fund the cost of installation and maintenance of off-site landscaping on nearby public property based upon the Commission finding that such off-site landscaping provides better aesthetic treatment for the developed site. The funding agreement shall be subject to review and approval of the Community Development Department Director and City Attorney.

Section EV4.0265 Planting Guidelines

(a) Parkways

(1) General Provisions

- (A) Existing parkways in the public right-of-way should be preserved and maintained. In areas where they are absent, a parkway (six to eight feet) should be established adjacent to the street curb.
- (B) In addition to required street trees, all parkways should be planted with a low growing turf grass or ground cover which shall be maintained regularly so as not to impede pedestrian movement across it.