

# Chapter 33

## LANDSCAPING AND CORRIDOR BEAUTIFICATION

### SECTION:

- 10-33-1: DESCRIPTION AND PURPOSE**
- 10-33-2: GENERAL LANDSCAPE REQUIREMENTS - APPLICATION, PLANS, PLANT SELECTION AND FIELD REQUIREMENTS**
- 10-33-3: RESIDENTIAL DEVELOPMENT TREE REQUIREMENTS**
- 10-33-4: CORRIDOR, LOCAL ROAD AND STREET LANDSCAPING REQUIREMENTS**
- 10-33-5: VARIATIONS IN CORRIDOR, LOCAL ROAD AND STREET LANDSCAPING REQUIREMENTS**

### **10-33-1: DESCRIPTION AND PURPOSE**

Landscaping standards are hereby established to guarantee the pleasant appearance of Nampa's corridors, to provide partial relief from heat, noise, and glare through proper placement of plants and trees, and to generally ensure that Nampa remains a livable and beautiful community.

### **10-33-2: GENERAL LANDSCAPING REQUIREMENTS – APPLICATION, PLANS, PLANT SELECTION AND FIELD REQUIREMENTS**

**10-33-2.A: Landscaping Defined:** "Landscaping" means a landscape that contains trees, shrubs, groundcover, flowers, turf, stones, boulders, water features, walls, fences, furnishings, landscape structures, recreational elements, pathways, planters, and artistic features.

**10-33-2.B: General Scope of Landscaping Requirements:** These general standards are in addition to specific zone or districts standards. These general standards shall not apply to undeveloped/vacant portions of property or existing single-family residential dwelling lots/parcels, except by Council or Commission action as part of a conditional use permit or development agreement. These standards shall apply to a new residence, subdivision, planned unit development, master planned community, multi-family, cottage/cluster, commercial, industrial, industrial park, healthcare, institutional, and institutional campus development.

**10-33-2.C: Land Between ROW and Property Line:** Any land within the right-of-way, between the property line and the developed roadway, shall be designed by a professionally licensed and registered landscape architect or landscape designer. Property shall be landscaped with a balanced combination of turf, crushed rock/gravel and low growing shrubs and flowers. In all cases, any proposed planting within public rights of way shall require approval from the City Forester and Planning Director.

Trees may be planted in the right of way if located between the back of an existing or planned future curb and the property line, or as designated for such purpose and approved by the engineering division and Planning Director or his/her designee. Tree species shall be approved by the City Forester and shall be appropriate for the size of the existing/future planter strip. Species selection, placement, and planting method shall be such to mitigate potential damage to existing or planned future public infrastructure (road, sidewalk, utilities, drainage facilities, etc.).

**10-33-2.D: Interior Yards of Specific Zones:** The interior yards of commercial, industrial, institutional, multi-family residential (2 or more residences on one parcel), subdivisions and subdivision common areas shall be landscaped as required for those specific zones.

**10-33-2.E: Vision Clearance Area:** Trees and visual obstructions over 30 inches (30”) in height, are prohibited in vision clearance areas as defined in § 10-1-2, unless otherwise approved by the city.

**10-33-2.F: General Tree Requirements:**

**10-33-2.F.1: Tree Selection:** All trees shall be selected from the Treasure Valley Tree Selection Guide (TVTSG), incorporated herein by reference, except for species that are determined to be incompatible or prohibited for any reason by the Planning Director or City Forester.

**10-33-2.F.2: Tree Caliper Requirements:** All trees shall be 1 ½” caliper at 1 foot (1’) above the top of the root ball. Exceptions to the tree caliper requirement and species selection will be made for trees purchased through the city of Nampa’s ‘Right-of-Way Tree Program.’

**10-33-2.F.3: Tree Spacing:** All trees shall be specified on plans and planted utilizing the following general tree spacing guidelines:

- Class I Trees - 25' between tree trunks.
- Class II Trees - 35' between tree trunks.
- Class III Trees - 45' between tree trunks.

**10-33-2.F.4: Tree Planting Requirements:** All trees shall be planted in accordance with best management practices and the applicable planting standards in NCC title 5.

**10-33-2.G: General Shrub, Groundcover and Turf Grass Requirements:**

**10-33-2.G.1: Shrub Selection:** All shrubs selected shall be species that perform well in the climate and soils in the Nampa area. Shrubs that are available from local area landscape nurseries are acceptable for use.

**10-33-2.G.2: Shrub Planting:** Shrubs shall be in good health after delivery to the job site and at the time of planting. Planting shall adhere to best management practices and applicable planting standards in NCC title 5.

**10-33-2.G.2.a: Shrub Placement in Turf Areas:** The base of all shrubs shall be planted at least eighteen inches (18”) from any turf. Shrubs planted in turf areas shall be centered in wells that are a minimum of three feet (3’) in diameter and free

of turf grass. Shrub wells and beds shall be covered in mulch or with landscape fabric and decorative rock mulch.

**10-33-2.G.3: Groundcover and Turf Grass Selection:** The use of water thrifty plants and turf grass is encouraged. All ground cover and turf grass specified and utilized shall be species that perform well in the climate and soils in the Nampa area.

**10-33-2.G.3.a: Groundcover Plants:** Groundcover plants available from local area landscape nurseries are acceptable for use.

**10-33-2.G.3.b: Turf Sod:** Turf sod that is grown in the Treasure Valley is acceptable for use.

**10-33-2.G.3.c: Turf Seed:** Turf seed that has been proven to produce a successful crop in the Treasure Valley, and is packaged for the current year's planting season is acceptable for use.

**10-33-2.G.4: Groundcover and Turfgrass Sod and Seed Planting:** Groundcovers and turf grass sod shall be in good health after delivery to the job site and at the time of planting. Groundcover, turf sod and seeding shall adhere to best management practices and applicable planting standards in NCC title 5.

#### **10-33-2.H: Landscape Plan:**

**10-33-2.H.1: Projects Requiring Submittal of Landscape Plans:** A landscape plan is required for all developments; which include, but are not limited to: subdivisions, planned unit developments, master planned communities, multi-family developments, cottage/cluster developments, commercial developments, industrial developments, industrial park developments, healthcare developments, institutional developments, and institutional campus developments.

**10-33-2.H.2: Landscape Plan Application and Review:** Landscape plans shall be submitted with an application to the Planning and Zoning Department. The plan shall be reviewed for compliance with the Nampa city code by the Planning Director (or his designee) and the City Forester.

**10-33-2.H.2.a: Landscape Plan Elements:** The landscape plan shall be drawn to a scale no smaller than 1-inch equals 30 feet (1" = 30'-0"), and shall indicate the following:

**10-33-2.H.2.a.i:** Boundaries, property lines and dimensions.

**10-33-2.H.2.a.ii:** Existing trees and vegetation identified by location, species and size.

**10-33-2.H.2.a.iii:** The location and design of areas to be landscaped.

**10-33-2.H.2.a.iv:** Plant legend with the botanical name, common name, quantity, size at maturity, tree caliper size, tree class, unique identifying

symbol for each tree, shrub and groundcover, and any notes regarding plant care or notable characteristics.

**10-33-2.H.2.a.v:** Tree locations as indicated by identifying symbol with the centers of trunks indicated, proposed locations of all shrubs, ground covers, and turf with unique identifying symbols. Spacing dimensions of tree trunks shall be indicated on the plans.

**10-33-2.H.2.a.vi:** Location and description of other landscape improvements, such as earth berms, walls, fences, screens, sculptures, fountains, street furniture, lights ground cover treatment, curbing, ramps, steps, and paved areas.

**10-33-2.H.2.a.vii:** Planting and installation details as necessary to ensure conformance with all required standards.

**10-33-2.H.2.a.viii:** Indication of the proposed method of landscape irrigation including depiction of the irrigation system to include: locations of controller, POC, pump or well (if applicable), mainlines, valves, laterals, irrigation heads and drip lines. Pipe sizing and type shall be indicated. A legend with identifying symbols indicating type of sprinkler heads, type of valves, and other symbols used is required. The plan shall include irrigation system detail elevations, manufacturers cut sheets and specifications, and notes to contractors.

**10-33-2.H.2.a.ix:** Location of approved vision triangle.

**10-33-2.H.2.a.x:** General construction notes to contractors.

**10-33-2.H.2.a.xi:** North arrow, scale block, title block with project name, project address or parcel number, draftsman initials, date, firm or company information, and State of Idaho licensed landscape architect's stamp with signature, or landscape designer name, business information and signature.

**10-33-2.H.2.b: Design Considerations:**

**10-33-2.H.2.b.i: Tree Spacing Variations:** Vision triangles, visibility of signs, and above grade clearance shall be factors affecting tree location within buffer areas. The Planning Director is authorized to review and approve species and spacing variations to accommodate these factors.

**10-33-2.H.2.b.ii: Landscaping for Defining Spaces:** Landscaping should be used to define specific areas, to help focus on entrances to properties, to screen any loading areas or vehicle or material storage areas, to beautify the community, and to provide a healthy and livable environment.

**10-33-2.H.2.b.iii: Landscape Protection:** Landscaping should be protected from automobile and pedestrian encroachment by raised planting

surfaces, depressed walks or the use of curbing. A concrete mow strip shall separate any parking lot or service drive area from the landscape strip.

**10-33-2.H.2.c: Impervious Surfaces:** Impervious surfaces shall not encroach the drip line of trees except in the downtown areas and areas with compact development, such as entertainment districts, planned unit developments, master planned communities, and cottage/cluster developments. In such instances, tree wells that encroach the dripline with protective tree grates and planter beds of an appropriate size, as determined by zoning regulations, Planning Director or City Forester may be used.

**10-33-2.H.2.d: Existing Vegetation:**

**10-33-2.H.2.d.i: Retention of Existing Trees:** Existing street trees within the landscape buffer area shall be retained, unless otherwise approved for removal by the City Forester or Parks Director. Trees removed from the landscape buffer area shall be replaced with tree species and size approved by the city forester within thirty (30) days in accordance with § 10-33-2.F.4 of this title.

**10-33-2.H.2.d.ii: Use of Existing Vegetation:** As approved by the Planning Director or City Forester, existing vegetation that is deemed healthy and appropriate for the landscape setting by the City Forester or Planning Director or his/her designee may be used to satisfy landscaping requirements.

**10-33-2.H.2.e: Screening Requirements:** When not otherwise specified, screening shall consist of closely spaced evergreen shrubs that will grow to a mature height of five to six feet (5'-6') within 3 years.

**10-33-2.I: Maintenance of Landscaped Areas:** All trees, shrubs groundcover, turf and landscaped areas on each lot shall be maintained in good health by each respective property owner. Maintenance shall include mowing of lawns, weeding, trimming, removal of litter, tree pruning, elimination or replacement of dead or diseased trees and plants, and watering sufficient to maintain landscaping in good condition without overwatering. Tree trunks, branches that are nine feet (9') above the ground or lower, and shrubs shall not encroach into adjacent properties, block vision triangles or posted signs, or impede pedestrian and bicycle movement on public sidewalks. Maintenance of street trees shall be completed by a licensed City contractor (see NCC title 5).

**10-33-2.J: Damage During Construction:** Existing trees, and their critical root zones (dripline to trunk), shall be protected from damage during construction. Any tree severely damaged while site construction is proceeding shall be inspected by the City Forester and may need to be replaced in accordance with § 10-33-2.F of this title.

### **10-33-3: RESIDENTIAL DEVELOPMENT TREE REQUIREMENTS**

**10-33-3.A: Residential Trees Required in the RA, RS and RD Zones:** A new residence or subdivision in the RA, RS and RD zoning districts shall plant two (2) trees per dwelling unit; one (1) 'Class II' tree in the right-of-way, and one (1) 'any class' tree on each lot. If the right-of-way planting area is less than one hundred (100) square feet, the tree that is required in the right-of-way may, in lieu, be planted in the front yard of the property. In all cases, any proposed planting within public rights of way shall require approval from the City Forester and Planning Director.

**10-33-3.B: Residential Street Trees Required in the GB2, RML, RMH and RP Zones:** Any new single family detached, duplex, multi-plex or multi-family development in the GB2, RML, RMH and RP zoning districts shall plant street trees in the right-of-way per § 10-33-4.

**10-33-3.C: Multi-Family Development Tree Requirements:** At least one (1) 'any class' tree shall be planted within the interior of any multi-family development for every 1,000 square feet of unpaved landscape area (excluding the required landscape buffer area, and parking lot planters that are subject to the parking lot landscaping requirements per Chapter 22 of this title).

## **10-33-4: CORRIDOR, LOCAL ROAD AND STREET LANDSCAPING REQUIREMENTS**

**10-33-4.A: Corridors Defined:** "Corridors" are defined as all arterials and collectors, as shown on the currently utilized Nampa functional classification map, all state highways and interstates.

**10-33-4.B: Local Roads and Streets Defined:** "Local roads" and "streets" include all public roads and streets that are not classified as arterial, collector, state highways, interstates and gateways.

### **10-33-4.C: Landscape Standards Specific to Corridors, Local Roads and Streets:**

**10-33-4.C.1: Landscape Buffer Area Defined:** The buffer area shall be a area of ground that is on private property that abuts the edge of any street frontage or right of way adjacent to that property. Subject to approval of the director, the buffer area may contain curb cuts, signage, fire hydrants, architectural or artistic elements, mailboxes, telephone poles, light poles, bisecting service drives, short sections of other service drives and hard surfaced/ramped or at grade vehicle display pads on automobile dealership sales lots. Temporary or permanent buildings, public sidewalks, and public parking spaces shall not be allowed within the buffer landscape area.

**10-33-4.C.2: Landscape Buffers Required on Corridors:** Along arterials and collectors, a landscape buffer area is required regardless of zoning district.

**10-33-4.C.3: Required Landscape Buffer Widths – Corridors, Local Road and Streets:** A fifteen-foot (15') minimum landscaped buffer area shall be installed and maintained along street frontages on any property that is developed, redeveloped, has a change in use, or has a use or building expanded by more than twenty-five percent (25%), unless otherwise indicated in each zoning district, or as indicated in the table in § 10-33-4.C.4.

- Within the DB, DV, DH, P-1, or P-2 zones, or in the airport corridor landscape district.

- To single-family residential properties on a single lot/parcel that have direct street frontage on a right-of-way.
- When exempted in certain situations by the Planning Director in accordance with provisions listed in this section.

**10-33-4.C.3.a: Landscape Buffer in the P-1 District (Nampa/Caldwell Blvd.):** Unless the property has insufficient space, properties that have Nampa/Caldwell Boulevard frontage shall install a fifteen foot (15') deep landscape buffer when they change use, develop or redevelop, or expand beyond twenty five percent (25%) of their existing building or use.

**10-33-4.C.3.b: Landscape Buffer in the P-2 District (Garrity Blvd.):** Properties adjacent to the City's eleven-foot (11') deep landscape buffer, with Garrity Boulevard frontage shall install a four foot (4') deep landscape buffer when they change use, develop or redevelop or expand beyond twenty-five percent (25%) of their existing building or use. All other properties shall be required to install a fifteen-foot (15') deep landscape buffer along Garrity Blvd.

**10-33-4.C.3.c: Landscape Buffer for a Single-Family Residential, Multi-Family Residential, Commercial, Industrial, and Institutional Development:** Depths shall be provided as listed in the table below. Subdivisions shall adhere to any additional standards listed in chapter 27 of this title.

Development Type	Roadway Type	Landscape Buffer Depth (In Feet)
Single-family residential development	local road/street	15
Single-family residential development	collector/arterial	25
Multi-family residential development (2 plus units per building)	local road/street	15
Multi-family residential development (2 plus units per building)	collector/arterial	25
Commercial	local road/street*/collector/arterial	15
Industrial	local road/street/collector/arterial	15
Institutional	local road/street /collector/arterial	15

\* Except downtown zones which have a 0' setback on local roads – no landscape buffer is required.

**10-33-4.C.3.d: Trees Prohibited in Areas Near the Nampa Airport:** No trees shall be allowed in the airport runway protection zone (RPZ), building restriction line (BRL), or within five hundred feet (500') of the North Kings Road/Airport Road or E. Victory Road/Happy Valley Road intersection centers.

**10-33-4.C.4: Front Yard Setback Greater than Landscape Buffer Depth:** In the event that a front yard setback area is required to be deeper than the landscape buffer area from the street line, the landscape buffer area shall be contained in the greater front yard setback area and shall be made a part of the overall landscaping of that yard area. Exception: In the downtown historic DH zone, the Nampa streetscape plan shall apply.

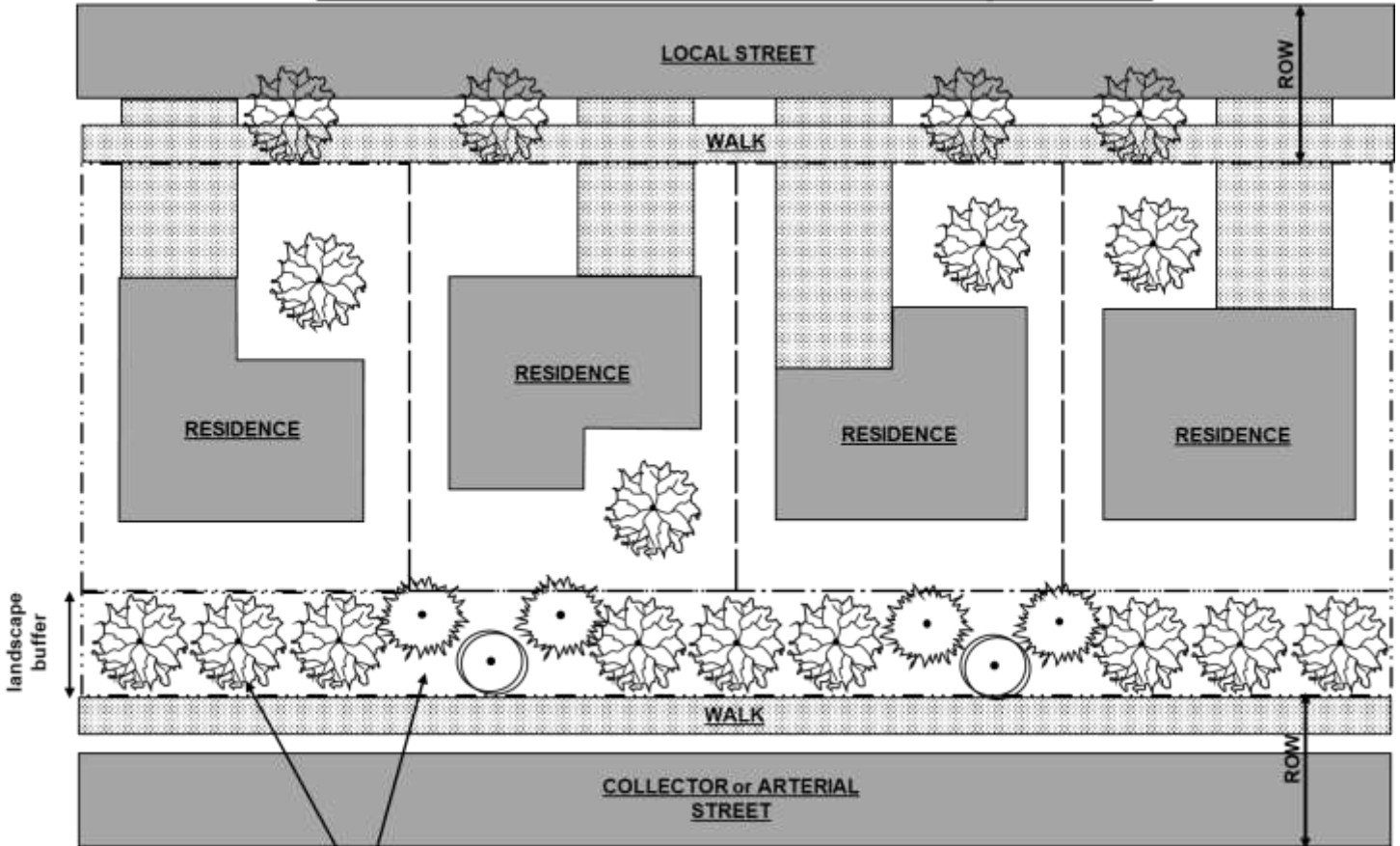
**10-33-4.C.5: Land Within the Right-of-Way Between the Developed Roadway and Property Line:** See § 10-33-2.C.

**10-33-4.D: Landscape Buffer Tree Spacing and Placement (Corridors, Local Roads and Streets):** One Class I Street Tree is required for every 25 feet (25') and/or one Class II Street Tree is required for every 35 feet (35') of street frontage. At least 50% of landscape buffer Class I and Class II Street Trees shall be placed in a linear layout parallel to the street frontage(s). The remainder the Class I or Class II Street Trees shall be in the landscape buffer area in any layout configuration. Street trees shall be placed no closer than six feet (6') from any walk with minimum trunk spacing as follows:

<u>Tree Type</u>	<u>Spacing</u>	<u>Caliper at 1' above root ball</u>
<u>Class I Street Tree</u>	<u>25' on center</u>	<u>1 1/2"</u>
<u>Class II Street Tree</u>	<u>35' on center</u>	<u>1 1/2"</u>
<u>Evergreen Trees</u>	<u>Must be ten feet (10') from walks – they may be utilized but they do not qualify as 'street trees'</u>	



## Exhibit A – Street Tree Placement and Design Options



Landscape Buffer w/ at least 50% of trees in a linear layout, the remainder are freeform and spaced per code

**10-33-4.E: Trees Specification for Right-of-Ways and Landscape Buffers:** Trees specified for planting in the right-of-way and landscape buffers shall be deciduous. The City Forester and City Planning Director shall have discretion to require a substitution for any tree species specified. Tree species that are not specified in the TVTSG list and trees placed in common areas shall require review and approval from the City Forester or Planning Director.

**10-33-4.E.1: Trees not Permitted in the ROW:** The following trees shall not be planted in a right-of-way:

- Acer freemanii (Freeman Maple)
- Acer negundo (Box Elder)
- Acer rubrum (Red Maple)
- Betula papyrifera (Paper Birch)
- Betula pendula (European Weeping Birch)
- Conifers and Evergreens
- Fraxinus spp. (Ash)
- Juglans nigra (Black Walnut)

- Liquidambar spp. (American Sweetgum)
- Populus spp. (Poplars/Aspens)
- Robinia pseudoacacia (Black Locust)
- Salix spp. (Willow)

**10-33-4.F: Shrubs, Ground Cover and Turf in the Landscape Buffer Area:** Shrubs, turf, and ground cover shall be provided throughout the landscape buffer area. Planting applications shall be as follows:

<b>Plant Type</b>	<b>Quantity</b>	<b>Coverage Requirement</b>
Turf	NA	A minimum of 50% of the total landscape buffer area. Per approval by the planning director, the minimum amount of turf required may be reduced by 25% proportionally by the planting of a low growing evergreen groundcover that shall achieve 100% coverage in 3 years.
Evergreen groundcover	varies	A maximum of 50% of the total landscape buffer area.* All evergreen groundcover area shall achieve 100% coverage in 3 years. All ground cover area shall be covered by landscape fabric and mulched with a decorative rock mulch. * Area may be increased – see “Turf” above
Shrubs with rock mulch	Minimum of 15 for every 1500 square feet of landscape buffer area	A maximum of 50% of the total landscape area. The spacing shall be a combination of individual shrubs and/or shrub groupings located throughout the shrub beds. All shrub beds shall be covered by landscape fabric and mulched with a decorative rock mulch.

**10-33-4.G: Irrigation:** Landscape buffers shall have underground irrigation systems (see § 10-33-2.H.2.a for design requirements). Watershed from the system will be contained as much as possible on site.

## **10-33-5: VARIATIONS IN CORRIDOR, LOCAL ROAD AND STREET LANDSCAPING REQUIREMENTS**

**10-33-5.A: Landscape Buffer Development Variation(s):** Spacing, landscape coverage, and species variations from the Corridor, Local and Street Landscape Buffer Requirements may be granted by the Planning Director in the following instances:

**10-33-5.A.1: Parking and Backing:** The variation is for required parking and/or backing space;

**10-33-5.A.2: Existing Buildings:** The variation is required because of existing buildings or public sidewalks lying within the landscape buffer area. In such cases, the Planning Director may authorize the use of landscape "pods" or planters in lieu of a contiguous landscape buffer;

**10-33-5.A.3: Vision Clearance:** The variation is required to provide property vision clearance for vehicles;

**10-33-5.A.4: Freestanding Sign:** The variation is required to accommodate a future freestanding sign;

**10-33-5.A.5: 60% in Setback:** The variation is required because the setback would take up more than sixty percent (60%) of the property left to be used for the non-setback yard;

**10-33-5.A.6: Variation Prepared by Registered Landscape Architect:** The variation is based on a landscape plan prepared by an Idaho licensed and registered landscape architect that substantially complies with this section, and is provided in conjunction with an application for a building permit;

**10-33-5.A.7: Utility Conflict:** The variation is based upon adjustments necessitated by utility infrastructure conflicts and is authorized by the Planning Director; or

**10-33-5.A.8: No irrigation:** The variation is required because no irrigation is available.

**10-33-5.B: Deferral Agreement for Landscaping:** A waiver of any of these requirements shall not carry over to subsequent redesign or development. The City may request or require a deferral agreement requiring specific landscaping in the event of such redesign or redevelopment. For landscaping that cannot be installed due to weather between November 1 and May 1 of the following year, a deferral agreement shall be required. Landscaping area lost along property's frontage may be required elsewhere on the same property.

**10-33-4.C: Landscape Corridor Area Conversion:** Landscape corridor buffer areas shall be kept in a condition compliant with the requirements of this chapter. Conversion or modification of fifty percent (50%) or more of the landscape buffer area shall require preapproval by the Planning Department.