

Chapter 33

CORRIDOR BEAUTIFICATION

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10-33-1: DESCRIPTION AND PURPOSE:

Corridor landscaping standards are hereby established to ensure that the general appearance of Nampa's principal thoroughfares present an appealing image to persons traveling their length. (Ord. 3182, 12-9-2002)

10-33-2: GENERAL LANDSCAPING REQUIREMENTS:

The purpose of landscaping is to provide partial relief from heat, noise and glare through proper placement of green plants and trees and to encourage pleasant and attractive surroundings. (Ord. 3960, 4-4-2011)

- A. Landscaping Defined: "Landscaping" means some combination of planted trees, shrubs, vines, ground cover, flowers or lawns. The combination or design may include plant materials as well as rock and such structural features as fountains, pools, artworks, screens, walls, fences or benches, but such objects alone without natural plant materials shall not meet the requirements of this chapter. (Ord. 3182, 12-9-2002)
- B. General Scope Of Landscaping Requirements: Landscaping required within required yard/setback areas, according to individual district regulations, shall comply with the requirements of this section.

Landscaping shall not be required on undeveloped portions of property or on vacant property; nor shall these standards be made to apply to single-family residential dwelling lots/parcels unless by action of the commission and/or council as part of a conditional use permit, development agreement or planned unit development approval procedure.

1. In zones/districts which require front or street side yards (setbacks), such yards fronting/abutting arterial or collector streets shall be fully (i.e., grass, shrubs, trees, decorative rock, not gravel or artificial plant materials) landscaped (excepting those areas covered by structures, walkways, driveways or by off street parking and loading spaces) according to corridor requirements in section 10-33-4 of this chapter.
2. Yards fronting on local public or private streets shall be fully landscaped according to their pertinent district front/street side yard depth regulations (excepting those areas necessarily covered by buildings, walkways, driveways or by off street parking and loading spaces).
3. Any land between the property line and the developed roadway, within the right of way, shall also be landscaped but only with grass, and/or crushed rock/gravel, with shrubs and/or flowers as desired. Commercial, industrial and multiple residential uses' interior yards (setbacks) in the various districts (when required) shall also be landscaped with some

combination of grass, shrubs, trees, colored decorative rock or round gravel or nonartificial plant materials. Exception: Trees are and shall be restricted from being planted in roadway "clear zones" (a.k.a., the "clear way") unless otherwise approved by the city. (Ord. 3960, 4-4-2011)

- C. Maintenance: Landscaping areas shall be maintained by the property owner(s) upon whose property they are placed in a clean, orderly and healthy ("green/living") condition. This is interpreted to include an assumed need to provide mowing of lawns, weeding, removal of litter, elimination and/or replacement of dead or diseased plants and the regular watering of all plants.
- D. Screening Requirements: Where landscaped screening is required and not predefined, the screening shall consist of evergreen shrubs closely spaced and maintained at substantially the specified height of said required screening. When not otherwise specified, screening shall consist of shrubs that will grow to a mature height of five (5) to six feet (6'). (Ord. 3182, 12-9-2002)

10-33-3: CORRIDORS DEFINED:

Public roadways within the city of Nampa that are classified as arterials or collectors serve as principal entry and exit routes in, out and through the city. Those roadways include prominent "gateway" rights of way such as Garrity Boulevard, Nampa Caldwell Boulevard, 12th Avenue South Road (Hwy. 45), Nampa Boulevard, Franklin Boulevard, Can Ada Road, Karcher Road (Hwy. 55), and 11th Avenue. All Nampa city rights of way identified as major or minor arterials or major or minor collectors as shown on the currently utilized Nampa urban boundary and functional classification system map, or as so identified in the Nampa comprehensive plan transportation chapter, or as designated by the city engineer shall be hereafter designated as "corridors" intended for special landscaping. Future rights of way or extension to existing rights of way may add additional corridor length. (Ord. 3182, 12-9-2002)

10-33-4: CORRIDOR LANDSCAPING REGULATIONS:

A. Landscape Standards:

- 1. Corridor Buffering: Fifteen foot (15') wide landscaped buffer areas shall be provided/emplaced along arterial and collector street frontages when any property abutting the same is developed, redeveloped, has a use/building that is expanded beyond twenty five percent (25%) of their existing building's or use's square footage, or is upon which the current use is proposed to change as stipulated by chapter 1 of this title except as follows:
 - a. This requirement shall not apply nor be made to apply to properties within the DB, DV, DH zones as properties in those zones shall emplace landscaping improvements when required by section 10-1-6 of this title in accordance with any/the adopted streetscape plan pertinent to the zone in which the subject property lies.
 - b. This requirement shall not apply nor be made to apply to properties in the P-1 and P-2 special parking/landscape overlay districts or the airport corridor landscape district.
 - c. This requirement shall not apply nor be made to apply to solitary detached or attached single-family residential properties on a single lot/parcel that have direct street frontage

- on an arterial or collector right of way (though they still must landscape their required front yard setback area). (Ord. 4070, 10-7-2013)
- d. This requirement shall not apply when exempted in certain situations by the planning director or his/her designee in accordance with provisions listed in subsection A4 of this section. (Ord. 4159, 1-20-2015)
- (1) In the P-1 special parking and landscape corridor district, properties that have Nampa/Caldwell Boulevard frontage need only emplace a fifteen foot (15') wide/deep landscape strip that complies with the provisions of this chapter when they change use, develop or redevelop or expand beyond twenty-five percent (25%) of their existing building or use square footages as specified in chapter 1 of this title. This assumes that after providing space for the use/building(s) and its associated parking, room remains to emplace all or a portion of the required fifteen foot (15') wide/deep landscape strip.
 - (2) In the P-2 special parking and landscape corridor district, properties that have Garrity Boulevard frontage need only emplace a four foot (4') wide/deep landscape strip when they change use, develop or redevelop or expand beyond twenty five percent (25%) of their existing building or use square footages as specified in chapter 1 of this title if the city's eleven foot (11') wide/deep landscape strip in the Garrity right of way adjoins their property. Otherwise, properties shall be required to add/emplace enough landscaping that a fifteen foot (15') wide/deep strip is provided along their Garrity frontages save where they have approved ingresses and egresses.
 - (3) Residential subdivisions' corridor landscaping shall be twenty-five feet (25') wide as required in and by standards in chapter 27 of this title. (Ord. 4070, 10-7-2013; amd. Ord. 4159, 1-20-2015)
 - (4) Nonresidential subdivisions shall provide fifteen foot (15') wide landscape strips adjoining collector or arterial streets and along nonarterial/collector rights of way, standard setback yards shall be maintained. (Ord. 4189, 7-20-2015)
 - (5) The buffer area shall be a strip of ground that is on private property that abuts the edge of any right of way adjacent to that property. In limited form and fashion, subject to the director or his/her designee's approval, the buffer strip may contain curb cuts, signage, fire hydrants, architectural or artistic elements, mailboxes, telephone poles, light poles and other "nonfence" features, 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 strip. (Ord. 4190, 7-20-2015)
 - (6) Along arterial and collector status rights of way, the landscape strip is required regardless of what a zoning district may require/allow for a front parking setback/landscaped yard. In the event that a front yard setback area is required to be wider/deeper than fifteen feet (15') from the street line (e.g., in U, GB1, GB2 and BC zones, etc.), then the fifteen foot (15') strip shall be contained in the greater front setback strip and shall be made a part of the overall landscaping of that yard area. (For example, in a commercial zone with 20-foot front setbacks, the 15 foot strip shall be placed along the road frontage and the 5 feet behind the strip landscaped and blended in with the 15 foot strip.)

(A) Exception: In the downtown historic DH zone, in lieu of the corridor landscape strip requirement being made applicable to development, the Nampa streetscape plan shall apply when required, based on section 10-1-6 of this title. (Ord. 4189, 7-20-2015)

(7) Any land between the strip and the developed roadway within the right of way shall also be landscaped, but only with grass, crushed rock/gravel, shrubs and/or flowers, as desired. Any land in a required yard (setback) area lying "behind" (i.e., abutting or closest to the buildable area/center of a lot/parcel) the required fifteen foot (15') landscape strip shall also be landscaped with two (2) elements.

(A) Exceptions:

(i) Subdivisions shall have their landscaped frontage strips sized in accordance with the table in subsection 10-27-6J1 of this title.

(ii) In the airport corridor district, properties that are adjacent to North Kings Road, and Airport Road, E. Powerline Road and Happy Valley Road, for a distance of five hundred feet zero inches (500'0") from the center of each intersection; and lie within the runway protection zone (RPZ) and the building restriction line (BRL) are not allowed to emplace trees within these areas. However, all areas beyond the five hundred foot (500') distance and outside of the runway protection zone and the building restriction line must meet the requirements of this code. (Ord. 4159, 1-20-2015)

2. Landscape Buffer Development: Within gateway/arterial/collector corridor landscape strips, one city approved low growing deciduous street tree at least two inches (2") in caliper (measured 1 foot above root ball) shall be placed every twenty-five feet (25') on center, ground cover shall be provided. The strip shall be at least fifty percent (50%) covered in grass and/or also, optionally, contain up to fifteen (15) shrubs per one hundred (100) linear feet of frontage, and/or contain decorative rock but not artificial plant materials. A belowground irrigation system shall be emplaced and utilized within landscape strips. Watershed from the system will be contained as much as possible on site. Trees in the fifteen foot (15') or twenty-five foot (25') landscape strips shall be placed at least five feet (5') from the nearest sidewalk and not be planted in a drainage swale.

3. Landscape Planting Selection:

a. Tree species allowed for inclusion in corridor landscape strips, or parts thereof, are designated as "street trees" and are listed in table 33-4 of this section.

b. Other plants (e.g., shrubs) available from area landscape nurseries are acceptable for use in conjunction with the street trees.

4. Landscape Strip Development Variation(s):

a. Spacing, strip coverage, and species variations from the fifteen foot (15') landscape strip standards may be granted in limited form and rate instance by the planning director or his/her designee if the following conditions are met:

- (1) The variation is demonstrated to be required in order to provide an area on a lot for required parking and/or backing space (not just extra parking space and/or backing space) an alternative landscaping plan more suitable to the site based on existing or expected conditions is proposed; and/or
- (2) The variation is demonstrated to be required because there is an existing building or public sidewalk lying within all or a portion of the area that would normally be devoted to the fifteen foot (15') wide landscape strip. In such cases the planning director or his/her designee may authorize the emplacement of fifteen foot (15') deep landscape "pods" or planters in lieu of a "strip", after reviewing and approving an alternative landscape plan more suitable to the site based on conditions present; and/or
- (3) The variation is demonstrated to be required in order to provide property vision clearance for vehicles anticipated to be leaving a development site; and/or
- (4) The variation is demonstrated to be required in order to accommodate a future freestanding sign where no other more reasonable site along a property's frontage is available for its emplacement; and/or
- (5) The variation is required to provide functional, nonsetback yard area because without it there would be less than sixty percent (60%) of the property upon which the landscape strip is required left to use after the strip were emplaced.
- (6) A landscape plan showing landscaping that varies from the standards in this section, prepared by an Idaho licensed landscape architect, is provided in conjunction with an application for a building permit and said plan, while incorporating much of the requirements listed in this section also provides attractive landscaping treatment.

If the requirement for a part of or all of a landscape strip's emplacement is waived, then the current, pertinent property owner(s) or party may be required to sign a city approved deferral agreement providing that at a future time, should the frontage of the property be redesigned or developed such that a landscape strip could be emplaced, then the strip will be caused to be required by the city and paid for by the property owner at said time. The director or his/her designee shall require that any alternative landscape pattern/plan provide, whenever and to the extent possible, that any landscaping area lost along property's frontage be emplaced elsewhere on the same property.

TABLE 33-4

**APPROVED CORRIDOR/PARKING LOT PLANTER
DECIDUOUS TREE LIST**

Street Trees (Heights 15 - 25 Feet):

Scientific Name	Common Name
Acer campestre	Hedge maple
A. cappadocicum	Coliseum maple
Gleditsia triacanthos	Common honeylocust

A. ginnala 'flame'	Flame maple
A. glabrum	Rocky mountain maple
A. griseum	Paperbark maple
A.p. 'globe'	Globe Norway maple
Amelanchier laevis	Serviceberry
A. alnifolia	Alnifolia serviceberry
A. canadensis	Canadian serviceberry
A. cumulus	Cumulus serviceberry
A. 'Prince William'	Prince William serviceberry
A. 'Princess Diana'	Princess Diana serviceberry
A. 'Robin Hill'	Robin Hill serviceberry
C. caroliniana	American hornbeam
C. lavalleyi	Lavelle hawthorn
C. oxycantha	English hawthorn
C.o. 'Paul's scarlet'	Paul's scarlet hawthorn
C. phaenopyrum	Washington hawthorn
Koelreuteria paniculata	Panicled goldenrain tree
L. watereri c.v. vossii	Vossii goldenchain laburnum
P.s. 'yedoensis akebono'	Akebono cherry
P. virginiana 'Canada red'	Canada red chokecherry
P.v. melanocarpa c.v. 'Schubert'	Schubert chokecherry
Pyrus callaryana	Callery/Cleveland/chantclair pear
P.c. 'bradford'	Bradford pear
P.c. 'redspire'	Redspire pear
P.c. 'aristocrat'	Aristocrat pear
P. communis	Common pear
C. kousa	Japanese dogwood
C.x. mordensis 'toba'	Toba hawthorn
Cotinus coggygria	Smoke tree
C.c. 'green'	Green smoke tree
M.a. 'chaparral'	Weeping chaparral mulberry
Prunus armeniaca	Apricot
Cercis canadensis	Eastern redbud

<i>C. occidentalis</i>	Western redbud
<i>C.o. 'forest pansy'</i>	Forest pansy redbud
<i>S.a. 'black hawk'</i>	Blackhawk mountain ash
<i>S.a. fastigiata</i>	Dwarf mountain ash
<i>F.o. aureaefolia</i>	Golden desert ash
<i>S. cashmeriana</i>	Kashmir mountain ash
<i>P.c. 'pissard'</i>	Pissard myrobalan plum
<i>P.c. 'thundercloud'</i>	Thundercloud plum
<i>P.c. 'Krauter vesuvius'</i>	Krauter vesuvius plum
<i>P. padus</i>	European birdcherry, mayday
<i>P. sargentii</i>	Sargent cherry
<i>P.s. 'yedoensis'</i>	Yoshino cherry
<i>P.s. 'columnaris'</i>	Columnar sargent cherry
<i>P.s. 'rancho'</i>	Rancho sargent cherry
<i>P. serrula</i>	Birch bark cherry
<i>P. serrulata</i>	Oriental cherry
<i>P.s. amanogawa</i>	Amanogawa cherry
<i>P. avium</i>	Mazzard cherry
<i>P.a. 'plena'</i>	Double mazzard cherry
<i>P.a. 'scanlon'</i>	Scanlon cherry
<i>P.s. Kwanzan</i>	Kwanzan oriental cherry
<i>P.s. 'Mt. Fuji' or 'shirotae'</i>	Mt. Fuji cherry
<i>P. subhirtella 'autumnalis'</i>	Autumn flowering cherry
<i>P.s. 'rosea'</i>	Whitcomb flowering cherry
<i>P.s. 'pendula plena rosea'</i>	Double weeping cherry
<i>C. mas</i>	Cornelian cherry
<i>Malus species</i>	Flowering crabapple
<i>Malus arnoldiana</i>	Arnold crabapple
<i>Malus prairiefire</i>	Prairie fire crabapple
<i>M. baccata 'columnaris'</i>	Columnar Siberian crabapple
<i>M. 'bechtel'</i>	Bechtel crabapple
<i>M. 'brandywine'</i>	Brandywine crabapple
<i>M. floribunda</i>	Floribunda crabapple

M. 'liset'	Liset crabapple
M. 'profusion'	Profusion crabapple
M. 'royal ruby'	Royal ruby crabapple
M. sargentii	Sargent crabapple
M. 'snowdrift'	Snowdrift crabapple
M. tschonoskii	Tschonoskii crabapple
M. zumi 'calocarpa'	Calocarpa zumi crabapple
Styrax japonica	Japanese snowbell
S. obassia	Fragrant snowbell
Syringa reticulata	Japanese tree lilac
S. vulgaris	Common lilac

(Ord. 4010, 3-19-2012)

B. Landscape Plan:

1. A landscape plan is required for all developments.
 - a. A landscape plan (or set of plans as may be needed and/or required by City staff) shall be submitted in conjunction with an application for a building permit for a new structure or an off-street parking design permit. The City Arborist/Forester shall review and comment on development applications when such applications are submitted to the City. (Subdivision plat, planned unit development plan and conditional use permit applications all have their own landscape plan submittal requirements, and, shall also require that landscape stripping be emplaced via imposing appropriate conditions of approval.) (Ord. 4428, 4-15-2019)
 - b. The landscape depict plan shall be drawn to scale (no smaller than 1 inch equals 30 feet) and shall indicate the following:
 - (1) Boundaries, property lines and dimensions;
 - (2) Existing trees and vegetation identified by species and size;
 - (3) The location and design of areas to be landscaped;
 - (4) Plant lists or schedules with the common name, proposed location(s), quantity, spacing, caliper size, and mature canopy size for trees of all proposed landscaping material to be emplaced;
 - (5) Location and description of other landscape improvements, such as earth berms, walls, fences, screens, sculptures, fountains, street furniture, lights and courts or paved areas;
 - (6) Planting and installation details as necessary to ensure conformance with all required standards;
 - (7) Indication of the proposed method of landscape irrigation including depiction of the irrigation system.

C. Existing Vegetation:

1. Retention of Existing Trees: Existing street trees within fifteen feet (15') of edge of right-of-way lying along collector and arterial streets shall be retained (unless removal is approved by the City Forester or Parks Director) save that single-family residential properties are exempt from this restriction. Where trees are approved by the City to be removed from the fifteen-foot (15') landscaping strip, replacement within thirty (30) days with an acceptable caliper tree is required as follows:

Existing Tree	Replacement
Between 1" and 6" in caliper	Minimum 2" caliper tree from list in table 33-4 of this section
Between 6 ¹ / ₄ " and 12" in caliper	Minimum 2" caliper tree from list in table 33-4 of this section
12 ¹ / ₄ " or more in caliper	Minimum 2" caliper tree from list in table 33-4 of this section

In all cases, any proposed planting within public rights-of-way shall require approval from the City Parks Director and Engineer. (Ord. 4010, 3-19-2012)

2. Landscape Corridor Strip Conversion: Any area of land on a property already established as a required landscape corridor beautification strip shall be retained in a condition compliant with the requirements of this chapter. Conversion of a part of the strip by altering its landscaping treatment (i.e., plant variety, plant placement/spacing, replacement of grass with decorative rock, etc.) shall require preapproval by the Planning Department if the extent of change affects fifty percent (50%) or more of the land area of the strip. The department shall ensure that the strip is/remains adequately landscaped per section 10-3-2 of this chapter.
3. Damage During Construction: Existing trees that are retained shall be protected from damage to bark, branches or roots during construction. (Construction or excavation occurring within the drip line of any public or private, retained tree may severely damage the same.) Any tree severely damaged while site construction is proceeding, where the damage is readily apparent, shall be replaced in accordance with subsection C1 of this section.
4. Grade Changes and Impervious Surfaces: Grade changes and impervious surfaces shall be allowed at a distance from the trunk of a retained tree equal to the diameter of the tree trunk plus six feet (6'), or to the drip line, whichever is farthest from the trunk.
5. Minimum Landscaping: Existing vegetation, which is to be retained, may be used to satisfy the minimum required landscaping requirement. (Ord. 4282, 9-19-2016)

D. Arrangement Considerations:

1. Vision triangles, nonblanketing of signs, and above grade clearance shall be factors affecting actual siting of trees within buffer areas. As noted in subsection A4 of this section, the Planning Director, or his/her designee(s) is authorized to review and approve minor species and spacing variations to landscape plans in order to assure that those factors are accommodated.

2. Landscaping should be used to define specific areas to help focus on entrances to properties and screen any loading, vehicle or material storage areas.
 3. 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 be emplaced on the development side of the landscape strip to separate any parking lot or service drive area from the strip.
- E. Parking Lot Landscaping Development Standards: Shall be developed in accordance with provisions listed in chapter 22 of this title. (Ord. 4010, 3-19-2012)