

CHAPTER 33

CORRIDOR BEAUTIFICATION AND LANDSCAPING

SECTION:

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

Landscaping standards are hereby established to guarantee the pleasant appearance of Nampa's principal corridors, to provide partial relief from heat, noise, and glare through proper placement of plants and trees, and to generally ensure that Nampa is made aesthetically agreeable by appropriate vegetation. (Ord. 3182, 12-9-2002; amd. Ord. 4477, 11-18-2019)

10-33-2: **GENERAL LANDSCAPING REQUIREMENTS:**

- A. Landscaping Defined: "Landscaping" means some intentional arrangement of plants or plants and rocks, water, walls, fences, benches, or other structures.
- 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, development agreement, new residence or subdivision, or planned unit development.

Any land within the right of way, between the property line and the developed roadway, shall be grass, or crushed rock/gravel, with optional low-growing shrubs and flowers. The interior yards of commercial, industrial, multiple residential, subdivisions and subdivision common areas shall also be landscaped as required for those specific zones. Trees are prohibited in vision clearance areas as defined in Section 10-01-02, unless otherwise approved by the city.

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- C. **Subdivision Tree Requirements:** 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 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.

New Multi-Family residences and subdivisions in the RML, RMH and RP zoning districts shall plant street trees in the right-of-way per Section 10:33-4.A.2: Corridor Landscaping. In addition, a minimum of one (1) 'any class' tree for every 2,500 square feet of landscape area shall be planted, with exception to parking lots which require Class II trees.

All trees shall be 2" caliper and selected from the Treasure Valley Tree Selection Guide (see Table 33-4), with the exception of those trees purchased through the City of Nampa's Right-of-Way Tree Program.

All trees on each lot shall be maintained in good condition by each respective property owner.

- D. **Maintenance:** Property owners shall maintain landscaped areas in a clean and healthy condition, including mowing of lawns, weeding, trimming, removal of litter, elimination or replacement of dead or diseased trees and plants, and watering sufficient to maintain landscaping in good condition without overwatering. Trees and shrubs shall not encroach into adjacent properties.
- E. **Screening Requirements:** Landscaped screening shall consist of closely spaced evergreen shrubs. When not otherwise specified, screening shall consist of shrubs that will grow to a mature height of five to six feet (5'-6'). (Ord. 3182, 12-9-2002; amd. Ord. 3960, 4-4-2011; Ord. 4477, 11-18-2019)

10-33-3: 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. (Ord. 4477, 11-18-2019)

10-33-4: CORRIDOR LANDSCAPING REGULATIONS:

A. Landscape Standards:

1. **Corridor Buffering:** Fifteen foot (15') wide landscaped buffers 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%): This requirement shall not apply:

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

b. To single-family residential properties on a single lot/parcel that have direct street frontage on an arterial or collector right of way.

c. When exempted in certain situations by the planning director in accordance with provisions listed in subsection (A)(10) of this section.

2. In the P-1 district, unless the property has insufficient space, properties that have Nampa/Caldwell Boulevard frontage shall install a fifteen foot (15') deep landscape strip when they change use, develop or redevelop, or expand beyond twenty five percent (25%) of their existing building or use.

3. In the P-2 district, properties adjacent to the city's eleven foot (11') landscape strip, with Garrity Boulevard frontage shall install a four foot (4') deep landscape strip 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 strip along Garrity Blvd.

4. Residential subdivisions' corridor landscaping widths shall be provided as listed in the table below and as required by standards in chapter 27 of this title.

<u>Development Type</u>	<u>Roadway Type</u>	<u>Landscape Strip Buffer (In Feet)</u>
Single-family	Local	15
Single-family	Collector/arterial	25
Commercial	Collector/arterial	15
Industrial	Collector/arterial	15
Multi-family residential (2 plus units per building)	Collector/arterial	15

5. Nonresidential subdivisions shall provide fifteen foot (15') wide landscape strips adjoining collector or arterial streets. Along nonarterial/collector rights of way, standard setback yards shall be maintained.

6. 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. Subject to approval of the director, the buffer strip 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 strip.

7. Along arterials and collectors, the landscape strip is required regardless of zoning district. In the event that a front yard setback area is required to be deeper than fifteen feet (15') from the street line, 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. Exception: In the downtown historic DH zone, the Nampa streetscape plan shall apply per section 10-1-6.

8. Any land between the required landscape strip and the developed roadway shall also be landscaped with grass or crushed rock/gravel, with option low-growing shrubs and flowers.

Exceptions:

a. Subdivision landscaping shall be in accordance with the table in subsection 10-27-6(J)(1) of this title.

b. 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.

9. 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 for Class I trees and thirty-five feet (35') on center for Class II trees. No Class III trees shall be allowed in the gateway/arterial/collector corridors. Ground cover shall also be provided. The strip shall be at least fifty percent (50%) covered in grass and, may contain decorative rock and up to fifteen (15) shrubs per one hundred (100) linear feet of frontage. Landscaping strips shall have underground irrigation systems. 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.

10. Landscape Planting Selection:

a. All trees shall be selected from the Treasure Valley Tree Selection Guide (TVTSG), incorporated herein by reference, with the exception of the *Acer Rubrum* and the *Acer Freemanii* species.

b. Trees specified for planting in the Right-of-Way shall be deciduous and selected from the TVTSG Class I and Class II Tree List. 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.

The following trees shall not be planted in a Right-of-Way:

All conifers and evergreens

Betula papyrifera - Paper Birch

Betula pendula - European Weeping Birch

Acer negundo - Box Elder

Liquidambar Spp. - American Sweetgum

Populus spp. - Poplars/Aspens

Robinia pseudoacacia - Black Locust

Acer rubrum - Red Maple

Acer freemanii - Freeman Maple

Juglans nigra - Black Walnut

Salix spp. - Willows

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

d. Trees shall be specified on plans and planted utilizing the following general tree spacing guidelines:

- i. Class I Trees - 25' from the trunks of other trees.
- ii. Class II Trees - 35' from the trunks of other trees.
- iii. Class III Trees - 45' from the trunks of other trees.

11. Landscape Strip Development Variation(s): Spacing, strip coverage, and species variations from the fifteen foot (15') landscape strip standards may be granted by the planning director in the following instances:

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- a. The variation is for required parking and/or backing space; or
- b. The variation is required because of existing buildings or public sidewalks lying within fifteen foot (15') wide landscape strip. In such cases, the planning director may authorize the use of fifteen foot (15') deep landscape "pods" or planters in lieu of a strip; or
- c. The variation is required to provide property vision clearance for vehicles; or
- d. The variation is required to accommodate a future freestanding sign; or
- e. 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; or
- f. The variation is based on a landscape plan prepared by an Idaho licensed landscape architect that substantially complies with this section, and is provided in conjunction with an application for a building permit.
- g. The variation is based upon adjustments necessitated by utility infrastructure conflicts and is authorized by the Planning Director.

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.

B. Landscape Plan: A landscape plan is required for all developments.

1. Landscape plans 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 such applications as well as those submitted for subdivision plats, planned unite development plans, and conditional use permits.
2. The landscape plan shall be drawn to a scale no smaller than 1 inch equals 30 feet, and shall indicate the following:
 - a. Boundaries, property lines and dimensions;
 - b. Existing trees and vegetation identified by species and size;

- c. The location and design of areas to be landscaped;
- d. Plant lists with the common name, proposed locations, quantity, spacing, caliper size, and mature canopy size for trees;
- e. Location and description of other landscape improvements, such as earth berms, walls, fences, screens, sculptures, fountains, street furniture, lights and paved areas;
- f. Planting and installation details as necessary to ensure conformance with all required standards;
- g. 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 otherwise approved by the city forester or parks director. Single-family residential properties are exempt from this restriction. Trees removed from the fifteen foot (15') landscaping strip shall be replacement within thirty (30) days in accordance with the City Code 10-33-4(A)(4).

In all cases, any proposed planting within public rights of way shall require approval from the city forester and planning director.

2. Landscape Corridor Strip Conversion: Landscape corridor beautification strips shall be kept in a condition compliant with the requirements of this chapter. Conversion or modification of fifty percent (50%) or more of the strip shall require preapproval by the planning department.

3. Damage During Construction: Existing trees, and their growing zones (dripline to trunk), shall be protected from damage during construction. Any tree severely damaged while site construction is proceeding shall be replaced in accordance with subsection (C)(1) of this section.

4. Grade Changes And Impervious Surfaces: Impervious surfaces shall be maintained to the drip line of trees.

5. Minimum Landscaping: Existing vegetation may be used to satisfy landscaping requirements.

D. Arrangement Considerations:

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1. 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.
2. Landscaping should be used to define specific areas, to help focus on entrances to properties, and to screen any loading areas or 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 separate any parking lot or service drive area from the landscape strip. (Ord. 4010, 3-19-2012; amd. Ord. 4070, 10-7-2013; Ord. 4159, 1-20-2015; Ord. 4189, 7-20-2015; Ord. 4190, 7-20-2015; Ord. 4282, 9-19-2016; Ord. 4477, 11-18-2019)