

Chapter 16.148

LANDSCAPING AND IRRIGATION

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16.148.010 Purpose.

The purpose of this Chapter is to establish standards for landscaping and irrigation to protect the public security and safety, conserve and protect property, and improve the general appearance of the City of Ripon. (Ord. 606, 1999; Ord. 782, 2011; Ord. 793, 2012)

16.148.020 Applicability.

The requirements of this chapter apply to all new residential, commercial and industrial projects, multifamily developments, mobile home parks, and planned developments. (Ord. 606, 1999; Ord. 782, 2011; Ord. 793, 2012)

16.148.030 Basic Requirements.

Minimum site landscaping and required planting areas must be installed in accordance with the standards and requirements of this section, that apply to all projects that require a permit.

A. Preparation of Plans. Landscape plans must be prepared by a landscape designer, a

licensed landscape architect or other qualified person. The Planning Director and the Public Works Director may accept plans from an applicant if the plans meet the requirements of this Chapter.

B. Timing of Installation. Required landscaping and irrigation systems must be completely installed prior to the use of the property and the issuance of the Certificate of Occupancy for a new structure.

C. Deferred Agreement. For projects consisting primarily of additions to or remodeling of existing buildings for which landscaping is required, a deferred completion agreement may be executed prior to issuance of the building permit. The agreement shall guarantee installation of the landscape and any irrigation improvements, and may require the provision of financial assurances, in the discretion of the City Engineer. (Ord. 606, 1999; Ord. 782, 2011; Ord. 793, 2012)

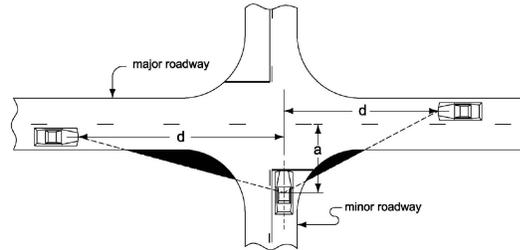
16.148.040 Standards.

A. Maintenance. Required planting areas must be permanently maintained. Maintained includes: watering, weeding, pruning, insect control, and replacement of plant materials and irrigation equipment as needed to preserve the health and appearance of plant materials.

B. Safety. Landscape materials shall not be located such that, at maturity: they interfere with safe sight distances for vehicular, bicycle or pedestrian traffic; they conflict with overhead utility lines, overhead lights, or walkway lights; or they block pedestrian or bicycle ways. This safety requirement shall be defined using the intersection sight distance section of the latest edition of A Policy on Geometric Design of Highways and Streets, published by the American Association of State Highway and Transportation Officials. The definitions and standards below are meant to simplify the standards defined in the Policy manual, however in the event of any conflict between the two, the Policy manual shall trump.

1. Intersections with stop controls on the minor road: Any plant material located within the safe sight distance triangle shall be pruned so that hedges and the like do not exceed three (3) feet in

height and trees shall be pruned so that there is a minimum clearance of six (6) feet from the ground to the nearest branches. The safe sight distance triangle shall be as defined below.



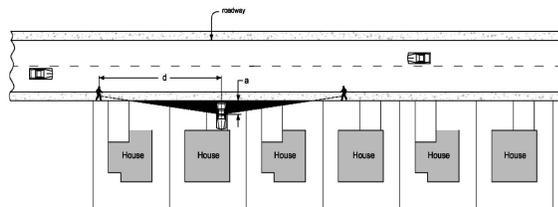
Major Road design speed (mph)	intersection sight distance left turn movements (ft.) (measurement "d")	assumed location of stopped driver's eye (ft.) (measurement "a")*
25	280	30
30	335	30
35	390	30
40	445	30
45	500	30
50	555	30
55	610	30
60	665	30
65	720	30
70	775	30
75	830	30
80	885	30

* may add an additional 4 feet to this measurement if there is a striped class 2 bike path present

2. Intersections with traffic signal control or with all-way stop control are assumed to have no sight distance criteria issues since the vehicles on one approach should be visible to the drivers of the first stopped vehicles in each of the other approaches.

located within the safe sight distance triangle shall be pruned so that hedges and the like do not exceed three (3) feet in height and trees shall be pruned so that there is a minimum clearance of six (6) feet from the ground to the nearest branches. The safe sight distance triangle for driveways shall be as defined below.

3. Driveways: Any plant material



Pedestrian speed (mph)	sight distance requirement to see pedestrian when backing out (measurement "d" in ft.)	assumed location of stopped driver's eye (ft.) (measurement "a")*
10*	110	10 to 12**

* based on fastest assumed speed of a pedestrian on the sidewalk
 ** Covers most range of passenger vehicles

C. Landscaping Plans Required. Each application for a permit must include plans and written material describing all existing trees, including species, height, diameter, and condition, and showing how any applicable site landscaping or planting area requirements are to be met. The degree of specificity of such plans and written material must relate to the permit or request for approval being requested.

D. Water Efficient Landscape. All new landscaping must be planned to create a water efficient landscape in accordance with the provisions of Chapter 13.06.

1. Plant materials must be selected for: energy efficiency and drought tolerance; adaptability and relationship to the Ripon environment; color, form pattern; ability to provide shade; soil retention, and fire resistance.

2. The overall landscape plan must be integrated with all elements of the project, such as buildings, parking lots and streets, to achieve a desirable micro climate and minimize energy demand.

3. Non-potable water shall be used where required by the City Engineer.

E. Plant Selection. Plants must be healthy and meet minimum industry standards. Native plants, particularly trees and shrubs, must be considered as the first alternative when selecting plants.

F. Irrigation Plans. Irrigation plans must be submitted with applications for building permits and for approval of improvement plans required by this Title, and shall contain all construction details for an automatic system including, but not limited to, the following:

1. Location, type and size of lines;
2. Location, type and gallonage output of heads and/or emitters;
3. Location and sizes of valves;
4. Location and type of controller;
5. Installation details;
6. Location and type of backflow prevention

device;

7. Available water pressure and water meter outlet size;

8. Irrigation application schedule and flow rates. (Ord. 606, 1999; Ord. 782, 2011; Ord. 793, 2012)

16.148.050 Requirements for Parking Areas.

The following requirements apply to all open, off street parking areas and off street loading areas, including nonresidential driveways:

A. Parking areas with more than twenty (20) stalls must provide a minimum of five (5%) percent of landscaping within the perimeter of the parking area, not including landscaping along the street frontage.

B. In the interior of a parking area, areas shall be designated for tree planting. Each tree planting area shall contain a minimum of a fifteen (15) gallon sized stock. There shall be (a minimum of) one (1) tree planted for every five (5) parking stalls, Tree planting shall be evenly spaced throughout the parking lot and shall be distributed throughout the parking area so that at maturity they provide a shade canopy for the parking area. For parking areas with only one (1) drive aisle, parking lot shade trees may be planted along the periphery.

C. Whenever a parking area abuts a street, a perimeter landscape strip shall be provided pursuant to the landscape setback provisions of the base zoning district as outlined in Table 16.20.2 of Chapter 16.20 of this code.

D. Planters that abut parking stalls must be a minimum of five (5) feet wide. A minimum eighteen (18) inch wide paved strip shall be added to the adjacent parking stall to allow access to and from vehicles.

E. Unless otherwise specified, parking areas abutting a residential zone, an area shown on the General Plan for residential use, or an existing residential use, shall be screened with a solid

masonry wall eight (8) feet in height along the abutting property line, and a nine (9) foot planting strip must be installed adjacent to the wall and parking area. (Ord. 606, 1999; Ord. 782, 2011; Ord. 793, 2012)

16.148.060 Requirements for Residential Districts.

The following requirements apply in the residential districts.

A. Multifamily Developments. The following requirements shall apply to developments that result in five (5) or more multifamily dwelling units:

1. All areas not used for buildings, parking, driveways, walkways, recreational facilities; or other permanent facilities shall be landscaped; and

2. Site development shall incorporate the surrounding topography and provide for the preservation of natural features such as water courses, native oaks, heritage trees, wooded areas and rough terrain.

B. Mobile Home Parks. The following requirements apply to mobile home parks:

1. All areas not used for buildings, parking, driveways, walkways, recreational facilities; or other permanent facilities shall be landscaped; and

2. Site development shall incorporate the surrounding topography and provide for the preservation of natural features such as water courses, native oaks, heritage trees, wooded areas and rough terrain.

C. Planned Developments. The following requirements apply to all planned developments:

1. The number of trees for the site shall equal at least twice the number of dwelling units, excluding street and erosion control trees;

2. Additional plantings must be provided, particularly in open space areas, to accent buildings, screen parking areas and provide variety.

D. Single Family Developments. The following requirements apply to all single family

developments:

1. Each interior and cul-de-sac lot shall have a minimum of one (1) 15-gallon tree in the front yard. The tree shall be planted no closer than eight (8) feet to the front property line or ten (10) feet to the back of the sidewalk, whichever is further. Planting shall be as approved by the City Public Works Department.

2. Each corner lot shall have a minimum of one (1) 15-gallon tree in the front yard and the street side yard. The trees shall be planted no closer than eight (8) feet to the front and street side property lines or ten (10) feet to the back of the sidewalk, whichever is further. Planting shall be as approved by the City Public Works Department.

E. Trees will be planted along all streets that have landscape parkways. The number and type of trees will be as determined by the City. (Ord. 606, 1999; Ord. 782, 2011; Ord. 793, 2012)

16.148.070 Requirements for Office Districts.

The following requirements shall apply to office projects.

A. All areas not used for buildings, parking, walkways, driveways, or other permanent facilities must be landscaped.

B. A minimum ten (10) foot wide planting strip shall be required along adjacent streets. The strip must be continuous except where crossed by driveways and walkways.

C. Refer to Chapter 16.20, Section 16.20.030 for additional landscaping requirements. (Ord. 606, 1999; Ord. 782, 2011; Ord. 793, 2012)

16.148.080 Requirements for Commercial Districts.

The following requirements shall apply to commercial projects.

A. All areas not used for buildings, parking, walkways, driveways, or other permanent facilities must be landscaped.

B. A minimum ten (10) foot wide planting strip shall be required along adjacent streets. The strip must be continuous except where crossed by driveways and walkways.

C. Refer to Chapter 16.20, Section 16.20.030 for additional landscaping requirements. (Ord. 606, 1999; Ord. 782, 2011; Ord. 793, 2012)

16.148.090 Requirements for Industrial Districts.

The following requirements shall apply to commercial projects.

A. All areas not used for buildings, parking, walkways, driveways, or other permanent facilities must be landscaped.

B. A minimum ten (10) foot wide planting strip shall be required along adjacent streets. The strip must be continuous except where crossed by driveways and walkways. (Ord. 606, 1999; Ord. 782, 2011; Ord. 793, 2012)