

Summary of Proposed Changes

Mayor Erin Mendenhall has proposed modifications to update the Landscaping Chapter (21A.48) of the Zoning Ordinance. The new Landscaping Chapter was adopted by the City Council on April 26, 2023. As the new regulations have been implemented, some sections were found to need further clarification and modifications to better understand and utilize the standards. Additionally, changes to the State Code were adopted that limit the applicability of a landscape plan. The proposed text amendment will update the chapter to align with State Code. The proposal would also allow for artificial turf in some required landscaping areas where it was not previously permitted.

The complete proposed final draft is attached, but here is a list of the most significant changes:

- Specifies that public infrastructure projects within the right-of-way need to follow landscaping requirements, but allows for modifications based on unique conditions, such as safety issues or creating a healthy environment for trees or other plants.
- Clarifies the Zoning Administrator's ability to modify landscaping requirements due to unique circumstances related to the property; the Engineering Division would also be added as a group the Zoning Administrator may request to review modification requests.
- Alignment with recent changes to State Code related to when a landscaping plan is required.
- Removed the requirement for landscape plans to be submitted for new construction of single or two-family structures during permitting.
- Eliminates parking lot landscaping requirements when abutting buildings but retains buffer requirement along property lines.
- Adds language that would allow artificial turf in required landscape yards. It would not be allowed to be installed in required landscape buffers or park strips. In addition, 33% of required landscape yards would still need to be live vegetation. Other standards regulate where it could be located, add protection for existing trees and plants, and outline qualifications for artificial turf.