

406 BUILDING, SITING AND ARCHITECTURAL DESIGN

406-1 Review Standards

The Review Authority shall evaluate all building and site plans, including detached dwelling units, for conformance to the following standards:

- 406-1.1 The development is permitted within the primary district;
- 406-1.2 The development is sited to maintain all minimum setback and lot coverage requirements; and
- 406-1.3 The development meets the maximum height requirements of the primary district.

406-2 Additional Requirements for Type II and Type III Development

In addition to the requirements of Section 406-1, all Type II and Type III structures and site plans shall:

- 406-2.1 Have a distance between primary structures on a single lot no less than the sum of the required setbacks;
- 406-2.2 When required by the Uniform Building Code, provide facilities for the disabled pursuant to the Uniform Building Code, edition in effect at this time;
- 406-2.3 Incorporate design features which reflect or complement the surrounding structural and architectural character through building style and materials. Use, in open space or park settings, lines and materials (including plant materials) which blend with the natural features of the site or site background;
- 406-2.4 Renovate or revitalize existing structures identified within the Community Plan;
- 406-2.5 Arrange structures and use areas for compatibility with adjacent developments and surrounding land uses, using the following design and siting techniques:
 - A. Locate and design structures and uses not to obscure or degrade identified scenic views or vistas from adjacent properties and public thoroughfares, considering setbacks, building height, bulk and landscaping;
 - B. Orient major service activity areas (e.g., loading and delivery areas) of the proposed development away from existing dwellings;
 - C. "Street furniture" such as bus shelters, streetlights, drinking fountains, benches and mailboxes shall be similar in design and materials to the buildings of the development.

406-3 Energy Conservation Guidelines

Type II and Type III Developments:

- 406-3.1 Where possible, lay out streets and building lots for multi-family, commercial, industrial and institutional developments to allow buildings maximum solar access, using techniques such as:
- A. East-west street direction so that principal building facades will face south;
 - B. Make configuration of lots to allow orientation of the front or rear of buildings within twenty (20) degrees of true south in order to maximize potential solar access.
- 406-3.2 Where possible, design multi-family, commercial, industrial and institutional buildings conducive to energy efficiency and conservation.
- 406-3.3 Where possible, subject to compliance with applicable review standards, design multi-family developments so structures will not shade the buildable area of urban residential property to the north that is or will be developed with a single-family dwelling or a manufactured dwelling in order to protect solar access to these properties.
- 406-3.4 Where applicable, compliance with the standards of Section 427-3.

406-4 Privacy Guidelines

Type II and Type III Developments, where possible shall:

- 406-4.1 Design entry areas in residential developments to act as an outdoor extension of each dwelling or transition between semi-public and private areas, using such techniques as:
- A. Changing the level, color, scale, texture or direction of a path; and
 - B. The use of gates, fences, doors and landscaping.
- 406-4.2 Design and cluster units to maximize privacy, using such techniques as:
- A. Facing main housing areas toward garden areas, open space and exposure to sun; and
 - B. Placement of buildings to minimize the potential of windows facing directly toward primary living areas of other units/homes.

406-5 Storage

Provide for storage of articles such as bicycles, barbecues, luggage, outdoor furniture, etc. These areas shall be completely enclosed and easily accessible to dwelling units.

406-6 Mixed Solid Waste and Recyclables Storage Facilities

The mixed solid waste and source-separated recyclables storage standards of this section shall apply to new multi-unit and single family attached residential buildings containing five or more units and to new commercial, industrial and institutional

construction that is subject to a Type II or III review procedure and is located inside the Regional Urban Growth Boundary.

New construction shall incorporate functional and adequate space for on-site storage and efficient collection of mixed solid waste and source-separated recyclables prior to pick-up and removal by haulers by complying with the standards of this Section.

To provide for flexibility in designing functional storage areas, this section provides three different methods to meet the objectives of providing adequate storage space for mixed solid waste and recyclables and improving the efficiency of collection. An applicant shall choose one of the following three methods to demonstrate compliance: 1) minimum standards; 2) waste assessment; or 3) comprehensive recycling plan.

406-6.1 Minimum Standards Method

This method specifies a minimum storage area requirement based on the size and general use category of the new construction. This method is most appropriate when the specific use of a new building is not known. It provides specific dimensional standards for the minimum size of storage areas by general use category.

The size and location of the storage area(s) shall be indicated on the site plan of any construction subject to this section. Compliance with the general and specific requirements set forth below is verified during the site plan review process.

A. General Requirements:

- (1) The storage area is based on the predominant use(s) of the building (e.g., residential, office, retail, wholesale/warehouse/manufacturing, educational/institutional, or other). If a building has more than one of the uses listed herein and that use occupies 20 percent or less of the floor area of the building, the floor area occupied by that use shall be counted toward the floor area of the predominant use(s). If a building has more than one of the uses listed herein and that use occupies more than 20 percent of the floor area of the building, then the storage area requirement for the entire building shall be the sum of the requirement for the area of each use.
- (2) Storage areas for multiple uses on a single site and single family attached or multi-family buildings may be combined and shared.
- (3) The specific requirements are based on an assumed storage height of four feet for solid waste/recyclables. Vertical storage higher than 4 feet but no higher than 7 feet may be used to accommodate the same volume of storage in a reduced floor space (potential reduction of 43 percent of specific requirements). Where vertical or stacked storage is proposed, the site plan shall include drawings to illustrate the layout of the storage area and dimensions of containers.

B. Specific Requirements

(1) Multi-unit and single family attached residential buildings containing 5-10 units shall provide a minimum storage area of 50 square feet. Buildings containing more than 10 units shall provide an additional 5 square feet per unit for each unit above 10. Individual curbside collection for single family attached units may be permitted pursuant to Section 406-6.4 C. (4).

(2) Non-residential buildings shall provide a minimum storage area of 10 square feet plus:

Office: 4 square feet/1,000 square feet gross floor area (GFA);

Retail: 10 square feet/1,000 feet GFA;

Wholesale/Warehouse/Manufacturing: 6 square feet/1,000 square feet GFA;

Educational and Institutional: 4 square feet/1,000 square feet GFA; and

Other: 4 square feet/1,000 square feet GFA.

406-6.2 Waste Assessment Method

This method tailors the storage area size to a waste assessment and management program for the specific user of a new building. It is most appropriate when the specific use of a building is known and the type and volume of mixed solid waste to be generated can be estimated.

A pre-application conference with the solid waste coordinator for the Washington County Health and Human Services Solid Waste and Recycling Program and development review staff is required if the waste assessment method is proposed. The applicant shall estimate the volumes of source-separated recyclables/mixed solid waste generated. From this information, the applicant can design a specific management, storage and collection system. Techniques such as a compactor or cardboard bailer may be implemented to minimize the square footage of the site which must be set aside for a storage area.

The waste assessment method shall be prepared by the applicant and submitted with the site plans. The plans must identify the size and location of interior or exterior storage area(s), specialized equipment, collection schedule, etc. required to accommodate the volumes projected in the waste assessment. The application shall demonstrate that the mixed solid waste and recyclables volumes expected to be generated can be stored in less space than is required by the Minimum Standards Method. The solid waste coordinator shall review and approve the waste assessment method as part of the development review process.

406-6.3 Comprehensive Recycling Plan Method

The comprehensive recycling plan method is most appropriate when an applicant has independently developed a comprehensive recycling plan that addresses materials collection and storage for the proposed use. This method can be used when a comprehensive recycling plan has been developed for a specific individual facility or

for single family attached or multi-family buildings. It is most suited to large non-residential uses such as hospitals, schools and industrial facilities.

A pre-application conference with the solid waste coordinator for the Washington County Health and Human Services Solid Waste and Recycling Program and development review staff is required if the comprehensive recycling plan method is proposed. The comprehensive recycling plan shall be submitted at the same time site plans are submitted for development review. The applicant shall submit plans and text that show how mixed solid waste and recyclables generated by the proposed development will be served under a comprehensive recycling plan. The application shall also demonstrate that the mixed solid waste and recyclables volumes expected to be generated can be stored in less space than is required by the Minimum Standards Method. The solid waste coordinator shall review and approve the comprehensive recycling plan as part of the development review process.

406-6.4 Location, Design and Access Standards for Storage Areas

The following location, design and access standards for storage areas are applicable to all three methods of compliance: 1) minimum standards; 2) waste assessment; and 3) comprehensive recycling plan.

A. Location Standards:

- (1) To encourage its use, the storage area for source-separated recyclables shall be co-located with the storage area for residual mixed solid waste.
- (2) Indoor and outdoor storage areas shall comply with Uniform Building Code requirements.
- (3) Storage area space requirements can be satisfied with a single location or multiple locations, and can combine both interior and exterior locations.
- (4) Exterior storage areas shall be located in central and visible locations on the site to enhance security for users.
- (5) Exterior storage areas can be located in a parking area, if the proposed use provides at least the minimum number of parking spaces required for the use after deducting the area used for storage.
- (6) The storage area shall be accessible for collection vehicles and located so that the storage area will not obstruct pedestrian or vehicle traffic movement on the site or on public or private streets adjacent to the site.
- (7) Exterior storage areas shall comply with the yard requirements of the primary district and the sight triangle requirements of Section 418-3.

B. Design Standards:

- (1) The floor area of an interior or exterior storage area required by Section 406-6 shall be excluded from the calculation of lot coverage and from the

calculation of building floor area for purposes of determining minimum storage requirements.

- (2) The dimensions of the storage area shall accommodate containers consistent with current methods of local collection.
- (3) Storage containers shall meet Uniform Fire Code standards and be made and covered with waterproof materials or situated in a covered area.
- (4) Exterior storage areas shall meet the enclosure and screening and buffering requirements of Section 403-2.3 E (3). Gate openings which allow access to users and haulers shall be provided. Gate openings for haulers shall be a minimum of twelve (12) feet wide and shall be capable of being secured in a closed and open position.
- (5) Storage area(s) and containers shall be clearly labeled to indicate the type of materials accepted.

C. Access Standards:

- (1) Access to storage areas can be limited for security reasons. However, the storage area shall be accessible to users at convenient times of the day, and to collection service personnel on the day and approximate time they are scheduled to provide collection service.
- (2) Storage areas shall be paved and designed to be easily accessible to collection trucks and equipment, considering paving, grade of storage areas and vehicle access. A minimum of twelve (12) feet horizontal clearance and fourteen (14) feet of vertical clearance is required if the storage area is covered.
- (3) Storage areas shall be accessible to collection vehicles without requiring backing out onto a public or private street (includes alleys). If only a single access point is available to the storage area, adequate turning radius shall be provided to allow collection vehicles to safely exit the site in a forward motion.
- (4) Curbside collection of solid waste and recyclables from individual dwelling units in single family attached buildings containing five or more units on a public or private street (includes alleys) may be permitted by the solid waste coordinator.

406-7 Submittal Requirements

In all development review applications which are required to conform to the standards of Building Siting and Architectural Design, or are required to demonstrate compliance with standards related to building facades, the following information must be submitted:

- 406-7.1 Site Plan showing the location of all proposed structures, including required storage facilities for mixed solid waste and recyclables;

- 406-7.2 Building Floor Plans;
- 406-7.3 Building Elevations and Sections;
- 406-7.4 Building Materials for all nonresidential uses, except as specified otherwise by a provision of this Code; and
- 406-7.5 Building Shadow Plan.
- 406-7.6 For new development required by Section 406-6 to provide mixed solid waste and recyclables storage facilities, a written statement from the Washington County Health and Human Services Solid Waste and Recycling Program concerning the adequacy of the proposed method, design, location and accessibility of the storage facilities as required by Sections 406-6.1, 406-6.2, 406-6.3, 406-6.4 A. (6), 406-6.4 B. (4), and 406-6.4 C.

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407 LANDSCAPE DESIGN

407-1 Minimum Landscape Standards

407-1.1 The minimum landscaping area requirements may include landscaping around buildings and in parking and loading areas, outdoor recreational use areas, screening and buffering as required under Section 411, and vegetated stormwater facilities as defined by Section 106-198.1.

407-1.2 Areas determined unbuildable due to slopes, flood plains, water quality sensitive areas, vegetated corridors, or are required as open space under Sections 405 or landscaping within parking areas under Section 407-1.7, shall not be used to calculate or satisfy minimum landscape requirements.

407-1.3 Residential:

A minimum of twenty-five (25) percent of the buildable land area pursuant to Section 407-1.2 shall be used for landscaping in residential districts. There shall be no minimum landscape requirement for detached dwellings or a duplex on a lot of record located in an urban residential district or rural district. Redevelopment or additions to attached dwelling developments shall meet the minimum area requirements of this Section.

407-1.4 Commercial, Industrial and Institutional Districts:

A. For new development, the minimum area required for landscaping shall be fifteen (15) percent of the land area.

B. For developed areas where fifteen (15) percent of the land area is not landscaped, where there are additions, alterations or changes, the following amounts of landscaping shall be provided until the fifteen (15) percent requirement is satisfied:

(1) On sites of two acres or less:

(a) Changes in use which require an increase in parking, or structural additions up to 1,999 square feet, shall be required to landscape at least five (5) percent of the entire developed site area.

(b) Structural additions of 2,000 to 4,999 square feet shall be required to landscape at least ten (10) percent of the entire developed site area.

(c) Structural additions of 5,000 square feet or more shall be required to meet the current minimum landscape requirement for new development.

(2) On sites of more than two acres:

(a) Changes in use which require an increase in parking shall be required to landscape at least five (5) percent of the developed site area.

(b) Any structural additions shall be required to provide landscaping proportional to the additional footage being proposed.

Example

Lot Area x 15% (req. landscaping) = X Existing
 Building Floor Area = Y
 Proposed Building Floor Area = Z

$Z / Y = A$ (Addition as percent of total building area)
 $X \times A =$ Required Amount of Landscaping

- (3) Where successive occupancy changes or additions occur the landscape requirement shall accumulate until total conformance is reached.

407-1.5 All areas of a building site not identified in a site plan or development plan application as intended for a specified immediate use, shall be landscaped except where enclosed and blocked from the view of public streets by solid fencing or buildings.

407-1.6 The minimum landscape area required by Sections 407-1.3 and 407-1.4 may be reduced when the requirements of A. or B. below are met. Subsection 407-1.6 shall not be used to satisfy the requirements of Subsection 407-1.7.

A. A reduction of up to twenty (20) percent of the required landscape area is permitted when the following construction design features and materials are used in the development. The amount of reduction is related to the extent of the proposed improvements (more improvements result in a greater reduction). The application shall include a recommendation from Clean Water Services that indicates the amount of reduction warranted by the proposed improvements.

- (1) Structure(s) incorporate vegetated roofs; or other low-impact features designed to reduce storm water runoff; or
- (2) Required driveways, sidewalks or off-street parking areas are designed and constructed to reduce stormwater runoff rates and volumes through the use of pervious materials and/or other on-site stormwater management techniques;

B. Fifty (50) percent of the Metro habitat area on a site may be used as a credit to reduce the required amount of landscaping when the portion of the Metro habitat area that is used as a credit is:

- (1) Preserved and maintained consistent with the requirements of Sections 405-4 and 405-5; and
- (2) In good condition as habitat or is improved to be in good habitat condition.
- (3) For the purposes of this subsection, Metro habitat area means:

That portion of a Metro Regionally Significant Fish & Wildlife Habitat that is:

- (a) Not designated by the applicable Community Plan as a Significant Natural Resource (Significant Natural Area, Water Areas and Wetlands or Water Areas and Wetlands and Fish & Wildlife Habitat); and

- (b) Located outside of Clean Water Services' vegetated corridors or water quality sensitive areas.

407-1.7 The following interior landscaping requirements shall apply to all parking areas for ten (10) or more vehicles:

- A. Ten (10) square feet of landscaping per parking space, excluding perimeter landscaping;
- B. Landscaped islands shall be a minimum of one hundred and twenty (120) square feet.

407-2 Standards for Landscaping Materials

In order to reduce water usage, developments are encouraged to use native trees and plant materials. Developments are also encouraged to use pervious materials and compost amended soils to reduce storm water runoff.

Where landscaping is required by Section 407-1, the materials, installation and maintenance are subject to the following provisions:

407-2.1 Allowable Materials:

Landscaping is to include a combination of any of the following materials:

- A. Trees, shrubs, ground cover, vines, flowers and lawns;
- B. Brick, bark, timber, decorative rock or other decorative materials, provided that materials other than planting materials are not to exceed twenty-five (25) percent of the total area of landscaping; and
- C. Features including fountains, pools, artwork, walls and fences.

407-2.2 Prohibited Materials:

Landscaping required by Section 407 shall not include any plant material which:

- A. Is identified by the Director as having root structures that in their mature state may damage or interfere with the normal use of existing public or private underground electrical lines, cables or conduits, pipes or other underground structures; or public or private sidewalks, curbs, gutters or paved parking turnaround areas, drainage improvements, or adjacent structures, foundations, or landscape materials;
- B. Cast a shadow, which is greater than the shadow cast by a hypothetical wall seven feet high located along the property line, between 10 a.m. and 2 p.m. on December 21st, upon an existing solar collector; and
- C. Are identified on regional or local plant lists as invasive or noxious plant species.

407-2.3 Landscape materials should be selected and sited to produce a hardy and drought-resistant landscaped area. Selection should include consideration of soil type and depth, spacing, exposure to sun and wind, slope and contours of the site, building

walls and overhangs, and compatibility with existing native vegetation preserved on the site.

407-3 Tree Preservation and Removal

407-3.1 Applicability

Section 407-3 applies to all tree removal that is not excluded from development permits required by Section 201-2 or is not in conjunction with another Type II or Type III development action.

407-3.2 Exemptions from Tree Removal Permit Requirement

The requirements of Section 407-3 do not apply to the following:

- A. Trees identified and approved for removal through a Type II or III procedure in an approved Development Plan; or
- B. Removal of trees in conjunction with the development of a “conflicting use” of a Significant Natural Resource as specified in the applicable community plan, which was allowed pursuant to Oar 660-23-040(5)(c) (effective September 1, 1996), through a Type IV process; or
- C. Trees in a hazardous condition which presents an immediate danger to health or property; or
- D. Trees that are removed as part of stream enhancement or ecological rehabilitation activities as directed and approved by Clean Water Services.

407-3.3 Submission Requirements

Applications for tree removal shall include the following information:

- A. Written narrative containing:
 - (1) A description of the size, species and condition (e.g., diseased, healthy) of each tree or group of trees, proposed for removal or replacement;
 - (2) An explanation of the purpose of removal;
 - (3) A description of any associated flood plain or drainage hazard area alterations;
 - (4) Findings addressing the application requirements of Section 422; and
 - (5) Findings addressing relevant design elements of the applicable community plan.
- B. A Site Plan showing:
 - (1) The location, size and species of trees six (6) inches or greater in diameter at four (4) feet above grade. For forested areas that are larger than five (5) acres, the general locations of trees may be shown with one or more

detailed one (1) acre sample areas. Sample areas must be representative of the site.

- (2) A delineation of any flood plain, drainage or wetland areas in accordance with Sections 421 and 422.

C. An approved erosion control plan from the Clean Water Services.

407-3.4 Tagging Required:

Trees proposed for removal shall be identified for field inspection by means of flagging, staking, paint spotting or other means readily visible but not detrimental to a healthy tree.

If a proposed harvest area is located within twenty-five (25) feet of a rear or side property line, not including property lines adjacent to a public or private street, the applicant shall:

- A. Mark or stake the property line(s) so that it is readily visible; and
- B. Identify trees within twenty-five feet of the property line that are proposed to be removed in the manner described above.

407-3.5 Removal Standards:

- A. Compliance with Section 422 and any other applicable Code requirement; and
- B. Inside the UGB, the harvesting of forest tree species for the commercial value of the timber shall be subject to the following additional requirement:
 - (1) The harvesting of trees shall use a selective cutting procedure. Clear-cutting shall not be permitted.
 - (2) For the purposes of Section 407-3, clear-cut means any harvest unit that leaves fewer than fifty (50) living, healthy and upright trees per acre that are well-distributed over the unit and that measure at least eleven (11) inches in diameter at four (4) feet above grade. Species left should reflect the same species proportions existing prior to harvest.
- C. The Review Authority may require the applicant to identify a property line through a boundary survey when evidence has been submitted which indicates that trees that are proposed to be removed may be located on an adjacent property. If required, the boundary survey shall be made and recorded in the County Survey Division prior to the removal of any trees from the area in question.

407-4 Landscape Plan

The purpose of a landscape plan is to identify the type and placement of plant materials. By detailing the plantings, a landscape plan provides an effective means for evaluating whether chosen plant materials will survive in the climate and soils of a given site and satisfy the functional objectives of landscaping (such as erosion control, screening and shade) within a reasonable time. Landscaping plans are to be prepared, processed and used as follows:

407-4.1 When Required:

Landscaping plans are required to be submitted as part of a development application, except for detached and duplex dwelling units located within the R-5, R-6 and Agricultural Districts.

407-4.2 Landscape Plan Content:

Landscape plans are to be neatly and accurately drawn, at a scale that will enable ready identification and recognition of information submitted. Where a project covers only a portion of a site, the landscape plan need show only the areas where existing soil contours and vegetation will be disturbed by construction or use, or other areas where landscaping is required. Landscaping plans shall show:

- A. The location of all trees six (6) inches or larger in diameter at four (4) feet above grade existing in or within fifty (50) feet of the area of the site proposed for grading or other construction. Trees proposed to be removed are to be identified;
- B. Proposed landscaping details including the location, species, container size and number of trees, shrubs and ground cover;
- C. Details and location of proposed fencing, entryways, trash collection areas and freestanding signs;
- D. Walkways, plazas and sitting areas, play areas, including related street furniture and permanent outdoor equipment; and
- E. Outdoor light fixtures, including their location, height and wattage.
- F. No fill material shall be placed adjacent to existing trees inside the drip line.

407-5 General Provisions and Guidelines

407-5.1 The landscape design shall incorporate existing significant trees and vegetation, which shall be protected during construction to the extent practicable.

407-5.2 Patterns of landscape design established on adjacent properties through a consistent use of species or spacing should be continued within a development.

407-5.3 Fencing adjacent to stream buffers or other wildlife habitat areas shall be designed to allow the passage of wildlife. Fencing shall include openings appropriately sized and spaced to accommodate the passage of wildlife common to urban Washington County including deer, beaver, coyote, muskrat, rabbit, raccoon, and skunk.

407-6 Parking Area Landscaping

407-6.1 The landscaping located within and adjacent to access roads and parking areas shall consist of a mixture of ground covers, shrubs and trees.

407-6.2 Landscaped areas shall be located to provide shade for parking lots and to create small clusters of parking.

- 407-6.3 In addition to pedestrian ways, parking areas and access roads shall be separated from the exterior wall of a structure with landscaping except where loading and access ways exist.
- 407-6.4 A minimum five (5) foot landscape strip shall be created along any parking lot boundary, including access roads, except where the use of joint parking or a zero setback is approved.
- 407-6.5 Landscape "islands" located within parking areas shall maintain a minimum width and length dimension of five (5) feet (see Section 407-1.6).
- 407-6.6 Entryways into parking lots shall be bordered by a minimum five (5) foot wide landscape strip.
- 407-6.7 Landscape plans that do not meet the minimum area standard through requirements intended to provide landscaping around buildings and in parking and loading areas, and screening and buffering as required under Section 411, are required to focus landscaping along pedestrian walkways linking on-site building(s) to the street in order to meet the minimum area standard.

407-7 Urban Street Tree Standards

Inside an urban growth boundary, all new structures or land divisions fronting on public or private roadways or access drives, except the construction of a detached dwelling unit on an existing lot, shall be required to plant street trees in accordance with the following standards:

- 407-7.1 The species of street trees to be planted shall be chosen from the approved list of street trees unless approval of another species is given by the Director through a Type I procedure. Trees shall be selected and appropriately spaced to maximize canopy coverage and provide canopy overlap for shade. Trees shall be installed at an average of one tree per thirty-five (35) feet of lineal road frontage unless the selected species has a wide canopy. In those instances, the spacing of trees may be greater than thirty-five (35) feet provided the spacing will result in canopy overlap.
- 407-7.2 Exemption from the street tree requirements may be granted by the Director if existing trees can be used as a substitute. This exemption may be granted through a Type I procedure;
- 407-7.3 Street trees shall be installed on public or private property no more than five (5) feet from the designated right-of-way; and
- 407-7.4 Street trees shall be a minimum of one and one-half (1 ½) inches in diameter.

407-8 Installation and Maintenance

- 407-8.1 Landscape plant materials will be installed to current nursery industry standards.
- 407-8.2 Landscape plant materials shall be properly guyed and staked to current industry standards. Stakes and guy wires shall not interfere with vehicular or pedestrian traffic.

- 407-8.3 Mandated deciduous trees shall be fully branched, have a minimum caliper of one and one-half (1 ½) inches, and a minimum height of eight (8) feet in height at the time of planting. Reduction in the minimum size may be permitted, except where the plant material is required by Section 411, Screening and Buffering, if certified by a registered landscape architect that the reduction will not diminish the chance of survival or intended affect of the plant material.
- 407-8.4 Evergreen trees shall be a minimum of six (6) feet in height, fully branched, at the time of planting. Reduction in the minimum size may be permitted, except when the plant material is required by Section 411, if certified by a registered landscape architect that the reduction shall not diminish the plant material's chance of survival or intended affect.
- 407-8.5 Shrubs shall be supplied in one (1) gallon containers or eight (8) inch burlap balls with a minimum spread of twelve (12) inches. Reduction in the minimum size may be permitted, except when the plant material is required by Section 411, if certified by a registered landscape architect that the reduction will not diminish the plant materials chance of survival or intended affect.
- 407-8.6 Ground cover plantings shall be planted at a maximum of thirty (30) inches on center and thirty (30) inches between rows. Rows of plants shall be staggered for a more effective covering. Ground cover shall be supplied in a minimum four (4) inch size container or a two and one-quarter (2 ¼) inch container or equivalent if planted eighteen (18) inches on center. Reduction in the minimum size may be permitted, except when the plant material is required by Section 411, if certified by a registered landscape architect that the reduction will not diminish the plant materials chance of survival or intended affect.
- 407-8.7 Except as allowed by Sections 407-8.9 and 407-8.10, all landscaping required by this Code and approved by the Review Authority shall be installed prior to the issuance of any compliance permits.
- 407-8.8 Prior to requesting occupancy in an attached dwelling unit development, where landscaping has not been completely installed according to the approved plan, the applicant may choose either to post security or request compliance permits for not more than fifty (50) percent of the total number of units in the project, or if the project is being built in phases, not more than fifty (50) percent of the units in the phase being developed. If the latter choice is made, the compliance permits for the remaining units shall not be issued until the landscaping has been completely installed according to the approved plan.
- 407-8.9 Compliance permits may be issued prior to the complete installation of all required landscaping if security equal to one-hundred-ten (110) percent of the cost of the landscaping, as determined by the Director, is filed with the County to assure such installation within a time specified by the Director, but not to exceed six (6) months after occupancy. The applicant shall provide the estimated cost of landscaping materials and installation to the satisfaction of the Director prior to approval of the security. "Security" may consist of a faithful performance bond payable to the County, cash, certified check, time certificate of deposit, or assignment of a savings account. The form shall meet with the approval of the Director. If the installation of the landscaping is not completed within the period specified by the Director, or within an extension of time authorized by the Review Authority, the security may be used by the County to complete the installation. Upon completion of the installation, any

portion of the remaining security deposited with the County shall be returned. The final landscape inspection shall be made prior to any security being returned. Any portions of the plan not installed properly shall cause the compliance permit to be withheld until the project is completed or cause the security to be used by the County.

- 407-8.10 All landscaping approved through the Development Review process shall be continually maintained, including necessary watering, weeding, pruning and replacement, in a substantially similar manner as originally approved by the Review Authority, unless a modification is approved.

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