

Landscape Design Standards

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Section 9-1 Intent

The Town of Clarkdale encourages an integrated approach to landscape design. The following standards provide direction towards the production of a viable, attractive landscape design developed in consideration of the existing environment and climatic challenges of our unique area.

Principles of Landscape Design Standards:

- ☞ Preserve and enhance the natural beauty and environment.
- ☞ Mitigate the impacts of parking and other vehicular areas.
- ☞ Ensure safety.
- ☞ Minimize the effects of temperature extremes, noise, pollution, wind glare.
- ☞ Promote water and energy conservation.
- ☞ Enhance quality of life.

Section 9-2 Applicability

Landscaping is required for all new buildings and uses of land, redevelopment of buildings and land, except for single-family residences or accessory structures for residential use.

Section 9-3 Basic Requirements

1. Surface areas of a project not used for buildings, drives, parking or permitted outside uses shall be landscaped, retained in its natural state or re-vegetated.
2. Any portions of a site disturbed by site preparation and/or construction, especially cut or fill slopes, shall be landscaped or re-vegetated.
3. Landscape areas may include organic and inorganic materials as approved by the Design Review Board and/or Community Development Director.
4. Preservation and re-use of viable native vegetation existing on the site is strongly encouraged.
5. Plant materials used shall be primarily native or drought tolerant.
6. The majority of each design plan must incorporate Xeriscape concepts, including:
 - a. Use of mulch
 - b. Installation of a drip system
 - c. Use of drought tolerant plants

- d. Use of permeable ground cover
- e. Incorporation of shade

- 7. Landscape must be suitable to the terrain.

- 8. The landscape design must account for site drainage and pedestrian/bicycle traffic.

- 9. Design should promote bicycle traffic where applicable.

- 10. Landscape design must incorporate energy and water conservation concepts.

- 11. Landscaping must be installed prior to issuance of a Certificate of Occupancy or receiving a final inspection from the Town of Clarkdale **or** the owner shall provide the Town with financial assurances, or other legal instrument acceptable to the Community Development Director, in sufficient amount, as evidenced by a written estimate from a licensed landscape architect or contractor to complete one-hundred (100%) percent of the landscaping.

- 12. All landscaping, irrigation and other site work shall be installed as shown on the approved landscape and irrigation plans.

Section 9-4 Buffering

- 1. Buffering is required between non-residential uses adjacent to existing or projected residential uses, and between multi-family or alternative living facilities and existing or projected single family uses.

- 2. The buffering may consist of landscape screening, solid walls, or a combination.

Section 9-5 Irrigation and Maintenance

- 1. Landscape areas of 2,000 square feet or more shall have an irrigation system sufficient to irrigate all areas having live landscape materials.

- 2. Landscape areas of less than 2,000 square feet shall require a reliable water source sufficient to sustain plant life.

- 3. The developer and subsequent owners shall be responsible for maintaining the landscaping as shown on the approved plan. Maintenance shall include regular irrigation, weeding, fertilizing and pruning.

- 4. Replacement of dead materials is required within one hundred eighty (180) days of discovery or by the next planting season, whichever occurs first.

5. Areas left in their natural state must be monitored on a regular basis and any trash and debris removed immediately.
6. The Town reserves the right to conduct compliance inspections.
7. Use of gray water is encouraged.

Section 9-6 Restricted Planting Areas

1. At the intersection of two (2) streets, or at the intersection of a street and an alley, a triangle measuring thirty-five (35) feet in length along the curb lines or edge of roadway or alley from the point of intersections must be left unobstructed.
2. At the intersection of a street and a driveway a triangle measuring twenty (20) feet along the curb line or roadway edge and the edge of the driveway from the point of intersection, and connecting diagonally, must be left unobstructed.
3. Landscape materials shall not exceed a height of thirty-six (36) inches above the grade of the roadway or driveway within the site distance triangle.
4. Trees in the site distance triangle shall have a minimum eight (8) feet of clearance between the lowest limbs of the tree and the roadway.

Section 9-7 Parking Areas

1. Parking lot landscaping shall be included as part of the overall Landscape Design.
2. An area or combination of areas equal to ten (10%) percent of the total parking lot area shall be landscaped.

Section 9-8 Plant List

A list of approved plants for use in landscape design. This is not an all-inclusive list, but any major deviation will have to be approved by the Design Review Board. See list on next two pages.

ADAPTIVE SHRUBS AND BUSHES FOR THE CLARKDALE AREA

<u>COMMON NAME</u>	<u>BOTANICAL NAM</u>	<u>SIZE/WATER</u>	<u>NOTES</u>
Angel’s Hair	Artemesia schmidtiana	2”/very low	Fine silver leaves (SP)
Bird of Paradise Bush	Caesalpinia gilliesii	4-6’/moderate	Tree Var. 12’
Butterfly Bush, Fountain	Buddeia alternifolia	8-12’/low	Long flower clusters (SP)
Cotoneaster, Spreading	Cotoneaster divaricata	5-6’/low	Hardy deciduous
Dusty Miller	Artemisia stelleriana	2-3’/low	Evergreen shrub (SP)
Heavenly Bamboo	Nandina domestica	6-8’/low	Some water, shade
Juniper	Juniperus chinensis	2-15’/very low	Evergreen
Juniper	Juniperus sabina	2-4’/very low	Evergreen
Pittosporum (Tobria)	Pittosporum tobria	6-15’/low	Best some water
Photinia, Chinese	Photinia serrulata	6-12’/low	Water to establish
Pyracantha (Firethorn)	Pyracantha coccinea graberi	6-12’/low	Trains to fence
Rosemary	Rosemary officinalis	2-6’/very low	Needs drainage
Santolina, Gray	Santolina chamaecyparissus	1-2’/very low	Evergreen
Santolina, Green	Santolina virens	1-2’/very low	Good ground cover
Viburnum, various	Viburnum	4-12’/low to mod	Partial sun
Xylosma	Xylosma congestum	8-10’/low	Heat tolerant

ADAPTIVE TREES FOR THE CLARKDALE AREA

<u>COMMON NAME</u>	<u>BOTANICAL NAME</u>	<u>SIZE/WATER</u>	<u>NOTES</u>
Cedar, Deodar	Cedrus deodara	60-80’/very low	Evergreen, check varieties
Chinaberry	Melia azedarach	30-50’/low	Grows in poor soil
Crabapple, Flowering	Malus varieties	6-30’/low-mod	Check avail. local varieties
Elm, Chinese	Ulmus parvifolia	40-60’/fast	Subject to Tex rootrot
Honoeylocust, Thornless	Gleditsia triacanthos	35-70’/low	Good street trees
Locust, Idaho	Robinia idahoensis	30-40’/very low	Aggressive roots
Pine, Aleppo	Pinua halepensis	30-60’/low	Hardy to heat, aridity, wind
Pine, Pinon Nut	Pinus edulis	10-35’/very low	Hardy in desert mountains
Pine, Hghan	Pinus elderica	30-50’/fast	
Plum, Flowering	Prunus varieties	20-30’/low	Requires maintenance

NATIVE TREES FOR THE CLARKDALE AREA

<u>COMMON NAME</u>	<u>BOTANICAL NAME</u>	<u>SIZE/WATER</u>	<u>NOTES</u>
Arizona Ash (Velvet)	Fraxinus velutina	30-40’/mod	Riparian*
Arizona Cypress	Cupressus arizonica	30-40’/very low	Dry soils, evergreen*
Desert Willow	Chilopsis linearis	10-25’/low mod.	Riparian edge, washes*
Neatleaf Hackberry	Celtis reticulata	20-30’/low	Riparian edge
Alligator Juniper	Juniperus deppeana	20-50’/low	High mountain areas (sp)

ZONING CODE**CHAPTER NINE****LANDSCAPE DESIGN STANDARDS**

<u>COMMON NAME</u>	<u>BOTANICAL NAME</u>	<u>SIZE/WATER</u>	<u>NOTES</u>
One-seed Juniper	<i>Juniperus monosperma</i>	15-35'/very low	Dry mesas, hillsides (sp)
Utah Juniper	<i>Juniperus osteosperma</i>	15-30'/very low	One main trunk, dry areas (sp)
Velvet Mesquite	<i>Prosopis velutina</i>	15-25'/low	Riparian edge*
Emory Oak (Live Oak)	<i>Quercus emoryi</i>	20-50'/low	Lower slopes, evergreen
Gambel Oak	<i>Quercus gambelii</i>	20-50'/low	Typically above 5,000'
Goodding Willow	<i>Salix gooddingii</i>	30-50-'/mod	Riparian, invasive roots
Globe Willow	<i>Salix matsudana</i>	20-30'/mod	

NATIVE SHRUBS AND BUSHES FOR THE CLARKDALE AREA

<u>COMMON NAME</u>	<u>BOTANICAL NAME</u>	<u>SIZE/WATER</u>	<u>NOTES</u>
Algerita (Barberry)	<i>Berberis fremontii</i>	3-10'/low	Fremont barberry (sp)
Catclaw Acacia	<i>Acacia greggii</i>	4-10'/very low	Common shrub or small tree
Beargrass	<i>Nolina microcarpa</i>	4-6'/very low	Agave family, tall stalks, high slopes
Cliffrose	<i>Purshia subintegra</i>	3-6'/very low	Dry, rocky, steep slopes
Creosote Bush	<i>Larrea tridentata</i>	4-8'/very low	Roots emit repellents
Feather Dalea	<i>Dalea formosa</i>	1-2'/very low	Dry, rocky slopes (sp)
Graythorn	<i>Ziziphus obtusifolia</i>	6-10'/very low	Riparian edge, grasslands, bird habitat
Manzanita (pointleaf)	<i>Arctostaphylos pungens</i>	4-6'/very low	Dry hillsides above 4,000' (sp)
Mesquite, Velvet	<i>Prosopis velutina</i>	10-25'/low	Washes, riparian edge below 4,000'*
Mountain Mahogany	<i>Cercocarpus montanus</i>	15'/low	High slopes
Mormon Tea	<i>Ephedra viridis</i>	2-6'/very low	Dry soil
Ocotillo	<i>Fouquieria splendens</i>	8-15'/very low	Steep hillsides, needs drainage
Shrub Live Oak (Scrub)	<i>Quercus turbinella</i>	6-10'/very low	High slopes, dry washes (sp)
Four-wing Saltbush	<i>Atriplex canescens</i>	4-6'/very low	Common, wildlife habitat
Broom Snakeweed	<i>Gutierrezia sarothrae</i>	2-4'/very low	Common, over grazed areas
Sugar Sumac	<i>Rhus ovata</i>	2-15'/very low	Part Shade, dry slopes
Winter Fat	<i>Eurotia lanata</i>	2-3'/very low	(White Sage) Open rangeland

NATIVE CACTI AND SUCCULENTS FOR THE CLARKDALE AREA

<u>COMMON NAME</u>	<u>BOTANICAL NAME</u>	<u>SIZE/WATER</u>	<u>NOTES</u>
Century Plant	<i>Agave (parryi)</i>	3'/mod	Tall flower stalk
Plateau Cholla	<i>Opuntia whipplei</i>	2-4'/very low	Long branching sections
Claret Cup Hedgehog	<i>Echinocereus triglochidiatus</i>	1-2'/very low	Dense mounds of stems
Fendler Hedgehog	<i>Echinocereus fendleri</i>	6"-1'/very low	Small clumps, rocky slopes
Desert prickly pear	<i>Opuntia phaeacantha</i>	2-5'/very low	Dry hillsides
Banana Yucca	<i>Yucca baccata</i>	2-3'/very low	Dense flower clusters
Soaptree Yucca	<i>Yucca elata</i>	2-15'/very low	Tall single trunk, flowering spike*

(sp)=alternative species available

Section 9-9 Minimum Landscaping as a Percentage of Lot Area

1. Thirty (30) percent in R2, R3, R4, and R4A districts for projects other than individual single-family dwelling units, i.e. duplex, triplex, mobile home park, recreational vehicle park or non-residential use. A minimum fifteen (15) foot wide strip of land adjacent to the street right-of-way is required.
2. Fifteen (15) percent in the Industrial district or a minimum fifteen (15) foot wide strip of land adjacent to the street right-of-way.