19.37.040. Minimum landscaped area and usable open space.

(a) Minimum Landscaped Area. Table 19.37.040 describes the minimum landscaped area and usable open space required by zoning district. In addition to the minimum landscaped area, areas not used for buildings, parking lot areas, driveways or pedestrian walkways shall be landscaped unless the review authority determines that landscaping is not necessary to achieve the purposes of this chapter. For projects not involving redevelopment of the entire site, the director of community development may allow less landscaped area than required by Table 19.37.040 if existing physical constraints on the site (such as structures, parking or circulation) limit the amount of landscaping that can be provided.

(b) Landscaped Buffer Required. A landscaped buffer is required for any property with a nonresidential use in a residential zoning district that abuts a residential use and for any use in a nonresidential zoning district which abuts a residential zoning district. Landscaped buffers must be designed to meet the following:

(1) Width. The buffer shall maintain a width of at least ten feet.

(2) Landscaping. The buffer shall include a planted screen of approved trees and shrubs which shall be placed along the length of the buffer at intervals not to exceed twenty feet; provided, however, that the approving body may grant exceptions as part of any discretionary permit when warranted by conditions on the property.

(3) Wall Design. The buffer shall include a decorative masonry wall six feet in height measured from the highest adjoining grade. When the adjacent nonresidential building is two stories or more in height, the decorative masonry wall shall be eight feet measured from the highest adjoining grade. Where a residential use is permitted in a nonresidential zoning district, the wall shall be required on the residential property, unless a wall already exists.

(c) Landscaped Frontage Strip Required. A fifteen-foot wide landscaped frontage strip is required for all properties except for single-family properties which have a frontage on a public street. The frontage strip is measured from the inside edge of the public sidewalk, or if no sidewalk exists, from the curb. Frontage strip landscaping may be crossed by walkways and access drives.

(d) Usable Open Space Required. Usable open space is required for all duplex and multifamily residential properties as described in Table 19.37.040. Usable open space areas that meet the definition of landscaping may contribute towards the minimum landscaped area of the site. Required usable open space shall meet the requirements of Section 19.37.100 (Usable open space design requirements).

(e) Allowances and Limitations for Single-Family Uses and Single-Family Zoning Districts.

(1) Allowances for Single-Family Zoning Districts. Yards are not required to be landscaped in single-family zoning districts; however, the provisions of this chapter apply if landscaping is provided and meets the criteria in Section 19.37.020 (Applicability).

(2) Limitation on Paved Areas in the R-0 and R-1 Zoning Districts. Not more than fifty percent of the required front yard of any lot within an R-0 or R-1 zoning district shall be paved with asphalt, concrete cement, or any other impervious surface, except as may be required to meet off-street parking and access requirements of Chapter 19.46.

Table 19.37.040

Minimum Landscaped Area and Usable Open Space by Zoning District

Zoning District	Usable Open Space	Other Landscaped Area	Parking Lot Landscaped Area	Total Landscaped Area
R-0	N/A	N/A	N/A	N/A

R-1	N/A	N/A	N/A	N/A
R-1.5	N/A	N/A	N/A	N/A
R-1.7/PD	N/A	N/A	N/A	N/A
R-2	500 sq. ft./unit[1]	850 sq. ft./unit	20% of the parking lot area	Total minimum landscaped area is the combination of the minimum parking lot landscaped area and other landscaped area. In no case shall this total be less than 20% of the lot area.
R-3	400 sq. ft./unit	425 sq. ft./unit		
R-4	380 sq. ft./unit	375 sq. ft./unit		
R-5	380 sq. ft./unit	375 sq. ft./unit		
C-1	N/A	12.5% of floor area		
C-2	N/A	12.5% of floor area		
C-3	N/A	12.5% of floor area		
C-4	N/A	12.5% of floor area		
O	N/A	10% of lot area		
P-F	N/A	10% of lot area		
M-S	N/A	10% of floor area		
M-3	N/A	10% of floor area		

[1] One thousand square feet of usable open space is required for a property with an accessory dwelling unit.
(Ord. 3105-16 § 6; Ord. 3082-16 § 1; Ord. 2918-10 § 3).

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19.37.100. Usable open space design requirements.

(a) Function. Usable open space must be designed to be accessible to, and usable for outdoor living, recreation or utility use.

(b) Location. Usable open space may not be located in any required front yard area.

(c) Minimum Usable Open Space Dimensions and Area. Each usable open space area shall have at least a twelve foot dimension in any direction and a minimum area of two hundred square feet except for:

(1) Private balconies must have a minimum of seven feet in any direction and a minimum area of eighty square feet.

(2) Roofs, decks or porches must have a minimum of ten feet in any direction and a total of one hundred twenty square feet.

(d) Private Usable Open Space Required. In the R-4 and R-5 zoning districts, a minimum of eighty square feet per unit shall be designed as private usable open space. (Ord. 3082-16 § 1; Ord. 2918-10 § 3).

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