

15.05.040 Landscape and Open Space Regulations

- A. Purpose:** These regulations are intended to achieve the following purposes:
1. Further the goals, policies, and strategies stated in the Longmont Area Comprehensive Plan (LACP);
 2. Preserve open areas, wildlife habitat, water quality, and sensitive natural lands or features;
 3. Enhance the visual quality of the city;
 4. Promote safe and compatible design;
 5. Provide passive and active recreation opportunities and amenities;
 6. Provide off-street multi-modal transportation routes;
 7. Provide for storm water systems including Low Impact Development (LID);
 8. Screen or separate incompatible uses;
 9. Conserve water, energy and other limited resources.
- B. Applicability:** These regulations apply to all subdivisions, construction and development.
- C. Design Requirements:** In accordance with current State Statutes all landscape plans must be designed by a licensed professional landscape architect except for the following:
1. Residential Landscape Design, consisting of landscape design services for single- and multi-family residential properties of four or fewer units not including common areas.
- D. Exemptions:** The following types of development are exempt from the specific regulations listed below:
1. One- and two-family residential subdivisions of less than ten dwelling units are exempt from common open space and pocket park requirements.
 2. Multi-family residential developments less than 20 units are exempt from pocket park requirements.
 3. Property located on either side of Main Street north of 2nd Avenue and south of Longs Peak Avenue are exempt from common open space requirements, however urban dwelling units in this area are subject to the amenity requirements stated in section 15.04.020(B)(31), "Urban Dwelling Units."
- E. Modifications:** Common open space and landscape requirements may be modified for infill development, redevelopment, or change of use subject to the provisions of section 15.01.040(B), and any of the following:
1. The landscaping is proportionate with the scope of the project depending on the types of uses and improvements proposed or that the scope of the development is so minor that it would be impractical or unreasonable to meet the landscaping standards; or
 2. Developments shall provide increased quantities, sizes or types of landscaping or amenities to offset the reduced percentage of landscaped area; or
 3. Rights-of-way areas
 - a. Where it is not possible to meet the right-of-way landscaping standards, such as in the CBD or MU Districts, an alternative landscape plan may be provided.

- b. The alternative landscape plan may include the use of tree grates within or adjacent to the concrete path or pedestrian walk.
 - c. If right-of-way landscaping is not possible, the dollar value of the required landscaping, including the estimated cost of installation, shall be deposited into the City's tree planting fund. For developments within a MU district, the dollar value deposited in the city's tree planting fund shall be dedicated for future tree planting within the MU district where the development is located,
4. The development services manager may reduce or waive the amount of common open space required for development on the following streets and blocks in the CBD zoning district, based on consideration of the scale of the proposed development and proposed building setbacks:
- a. Coffman Street: Both sides of the 200 block, 300 block, 400 block, 500 block, and 600 block.
 - b. Kimbark Street: Both sides of the 200 block, 300 block and 400 block; west side of the 500 block.
 - c. 2nd Avenue: One block east and one block west of Main Street; only north side of the avenue.
 - d. 3rd Avenue: Two blocks east and one block west of Main Street; both sides of the avenue.
 - e. 4th, 5th, and 6th Avenues: One block east and one and one-half blocks west of Main Street; both sides of the avenues.
 - f. Long Peak Avenue: One block east and one block west of Main Street; south side of the avenue.
5. In the case of infill development, redevelopment or change of use within the scenic entry way corridor where strict compliance with the standards in subsection S below are not possible or practical, the landscape standards may be modified subject to the provisions of section 15.01.040(B), and the following guidelines ((a) through (e)):
- a. The scenic entry corridor area, width, and landscaping shall be commensurate with the scope of the project, depending on the type of use proposed and extent of site changes.
 - b. Negative impacts on adjacent properties and along the arterial, state or federal highway right-of-way shall be mitigated with the use of landscaping.
 - c. The intent, purpose and spirit of this section is to improve the appearance of Longmont through landscape regulations, and to provide gateway entrances to the city that are attractive and provide an enhanced sense of community.
 - d. Developments shall be required to mitigate a lesser setback of scenic entry corridor area, if proposed, by providing a higher quality or otherwise more desirable landscape improvement.
 - e. If scenic entry corridor landscaping is not possible, the dollar value of the required landscaping shall be deposited into the city's tree planting fund.
- F. Alternative compliance with non-numerical landscape standards:** Where existing vegetation, topography, land area, or other conditions reasonably preclude strict compliance with non-numerical landscaping standards (e.g. location, material and improvements), an alternative landscape design and plan satisfying the purpose of this section may be approved by the project manager.
- G. Regulation Structure:** The following landscaping regulations are organized into three categories for ease of use.

1. General Regulations – the following subsections contain regulations that apply to all development projects that are required to provide landscaping and open space.
 - a. Common open space requirements (subsection H)
 - b. Buffers (subsection I)
 - c. Open space improvements (J)
 - d. Maintenance requirements (K)
2. Development Specific Regulations – the following subsections contain regulations that only apply to a specific type of development.
 - a. Residential (subsection L),
 - b. Non-residential (subsection M), and
 - c. Mixed Use (subsection N).
3. Site Specific Conditions – the following subsections contain specific regulations for areas on or immediately adjacent to a specific property that the developer is required to construct.
 - a. Preservation of existing trees (subsection O)
 - b. Parking Areas (subsection P)
 - c. Storm Water Systems (subsection Q)
 - d. Rights-of-way (subsection R)
 - e. Scenic Entry Overlay (subsection S)
 - f. Greenways and Public Open Space (subsection T)

H. Common Open Space requirements: The following regulations apply to all development.

1. Landscape and open space improvements shall be designed, constructed and installed in accordance with the City of Longmont Design Standards and Construction Specifications Manual. If a standard for the improvement is not specified in the manual, then the accepted industry standard shall apply.
2. Concrete paths shall be designed in accordance with the city's design standards and construction specifications.
3. Xeriscape practice is required on all open space areas (e.g. plants, irrigation, water needs).
4. General landscaping requirements for all common open space areas.
 - a. All landscaping materials shall be compatible with local climate.
 - b. Trees and plants listed in the Design Standards and Construction Specifications manual are approved and required for use.
 - c. Any plant selected should be appropriate for the specific location and purpose.
 - d. At least 50 percent of the trees shall be deciduous canopy species and 25 percent of the trees shall be coniferous species. Conifers shall not be planted where they shade public street and sidewalk intersections during the winter months.
 - e. Grading of landscape areas shall not exceed slopes greater than 4:1 where mowing is required (6:1 for pocket park areas), and 3:1 where shrub beds or native grasses are provided.
 - f. Landscape areas shall be covered with live irrigated, lower water consuming ground cover over at least 75 percent of the landscaped area. Pedestrian walks and other hardscape landscape features (excluding parking spaces and drives) may comprise up to 25 percent of the landscaped area. No large open mulch or bare soil areas are allowed.
5. Landscape and irrigation plans.

- a. A preliminary landscape plan may be combined with a final landscape plan when the preliminary and final plats or PUD development plans of a project are being reviewed concurrently.
 - b. All landscape and irrigation plans shall meet the submittal requirements of Appendix B of this code and shall be in compliance with Section 600 of the Design Standards and Construction Specifications manual for the city.
 - c. Landscape and irrigation plans are required for:
 - i. All publicly owned or maintained areas,
 - ii. All common open space areas (except irrigation plans are not required for non residential development), and
 - iii. Pocket parks
 - d. The applicant shall be responsible for all costs associated with the installation of the irrigation system, including applicable tap fees. The City Manager or designee may waive tap fees upon request when the irrigation system is used to water only city-owned property.
 - e. A separate irrigation tap and system shall be provided for each legal lot or parcel unless otherwise approved by the City.
 - f. Temporary irrigation components may be approved by the City to irrigate xeriscape areas if the city determines that all of the following standards are met:
 - i. The plant material will be maintained in a healthy condition without regular irrigation after the plant establishment period.
 - ii. Temporary irrigation shall provide reliable automated irrigation for the plants during the establishment period.
 - iii. The applicant has demonstrated the ability to provide ongoing maintenance of xeriscape areas necessary to keep plant material healthy without irrigation.
6. Common open space is calculated by applying the required open space percentage (found in Table 15.05-C) to the gross land area within the development. Common open space may include land developed as pocket parks and any required buffer area.

TABLE 15.05-A

Minimum Common Open Space Required by Type of Use or Zoning District	
	Percentage of Gross Land Area Used as Open Space
<i>Residential Uses</i>	
One- and two-family (duplex) developments including mobile home subdivisions	10
Other residential developments including mobile home parks	30
PUD-R and PUD-MU zoned developments for one- and two-family dwellings	20
PUD-R and PUD-MU zoned developments for all other residential dwellings	30
<i>Non Residential Uses</i>	
Non Residential Zoning	20
Residential Zoning	30
PUD-MU, PUD-C and PUD-I Zoning	20

Mixed Use Developments	
Non residential zoning	20
PUD zoning	20
MU Zoning (Transit and Commercial Core areas)	10
MU Zoning (Transition areas)	20

7. All required common open space shall be landscaped at the following rates:

TABLE 15.05-B

Type of Use or Zoning District	Required Planting Ratios
Detached Residential use	1 tree and 5 shrubs per 2,000 square feet
Attached Residential use	1 tree and 5 shrubs per 750 square feet
Non Residential use	1 tree and 5 shrubs per 750 square feet
Mixed Use	1 tree and 5 shrubs per 750 square feet
MU Zoning District	Decision Making body shall determine ratio based on location and type of common open space provided

8. Common open space shall be connected by a seven (7) foot walk to the following adjacent land uses with a minimum 20 foot wide access:
- Public parks or greenways;
 - School sites;
 - Other open space;
 - Local and regional trails;
 - Shopping and activity centers; and
 - Employment centers.
9. The following areas may be counted as common open space at a 1 to 1 ratio for up to 25 percent of the requirement:
- Additional land dedicated and developed by the applicant as primary and secondary greenways,
 - Riparian setback areas beyond the minimum primary greenway widths (see section 15.05.020(E)(3) and
 - River/stream corridor, riparian areas, and wetlands setback that are integrated with other open spaces and pedestrian access within the development.
10. The following existing natural areas shall be preserved, reserved or dedicated as common open space:
- Wetlands;
 - Floodplains;
 - Lakes, rivers, stream corridors, riparian area;
 - Wildlife habitat and migration corridors;
 - Steep slope areas;
 - Significant stands of mature desirable trees and existing vegetation;
 - Geologic hazard areas (e.g., expansive soils, rockfalls, faulting); and
 - Significant views of the mountains, lakes and reservoirs visible from public rights-of-way (including greenways) and public parks.
11. The following do not count towards the common open space requirements:
- Private lots or yards in one-family, two-family and townhome developments;

- b. Street rights-of-ways, except for tree lawns that meet the requirements of section 15.05.060.C.3 "Detached Sidewalks";
- c. Lands reserved or dedicated to the city, or park improvement fees paid for public parks and other public open space;
- d. Parking areas and driveways;
- e. Land covered by structures;
- f. Designated outdoor storage areas; and
- g. Detention/retention ponds that do not comply with subsection (Q)(3), "storm water facilities" below.

I. Buffers: The following regulations apply to all development.

- 1. Buffers may be interrupted for necessary pedestrian and vehicle access.
- 2. Buffers may contain a combination of landscaping, berms, and walls/fences, as determined by the decision making body.
- 3. Landscape plantings shall be located in front of walls or fences to maximize the intent of the screening and buffering.
- 4. Landscaping in buffers may count toward the total landscaping required for the open space area.

Table 15.05-C

Required Landscape Buffers					
Adjacent Land Uses					
Proposed Use the Requires Buffering	Arterial Street	Non-arterial Street	Primary Greenway	Detached Single Family Dwelling	Other Residential Uses
PUD Subdivisions	20 feet wide 1 tree and 5 shrubs / 750 sf	20 feet wide 1 tree and 5 shrubs / 750 sf	20 feet wide 1 tree and 5 shrubs / 750 sf	20 feet wide 1 tree and 5 shrubs / 750 sf	20 feet wide 1 tree and 5 shrubs / 750 sf
Mobile Home development or park in residential zones	30 feet wide 1 tree and 5 shrubs / 750 sf	20 feet wide 1 tree and 5 shrubs / 750 sf	20 feet wide 1 tree and 5 shrubs / 750 sf	20 feet wide 1 tree and 5 shrubs / 500 sf	20 feet wide 1 tree and 5 shrubs / 500 sf
Multifamily less than 3 stories	30 feet wide 1 tree and 5 shrubs / 750 sf	20 feet wide 1 tree and 5 shrubs / 750 sf	20 feet wide 1 tree and 5 shrubs / 750 sf	20 feet wide 1 tree and 5 shrubs / 500 sf	N/A
Multifamily 3 or more stories	30 feet wide 1 tree and 5 shrubs / 750 sf	20 feet wide 1 tree and 5 shrubs / 750 sf	20 feet wide 1 tree and 5 shrubs / 750 sf	30 feet wide 1 tree and 5 shrubs / 500 sf	N/A
Non-residential use (residential zone district)	30 feet wide 1 tree and 5 shrubs / 750 sf	20 feet wide 1 tree and 5 shrubs / 750 sf	20 feet wide 1 tree and 5 shrubs / 750 sf	20 feet wide 1 tree and 5 shrubs / 500 sf	20 feet wide 1 tree and 5 shrubs / 500 sf
Non-residential use (non-residential zone district)	20 feet wide 1 tree and 5 shrubs / 750 sf	20 feet wide 1 tree and 5 shrubs / 750 sf	20 feet wide 1 tree and 5 shrubs / 750 sf	20 feet wide 1 tree and 5 shrubs / 500 sf	20 feet wide 1 tree and 5 shrubs / 500 sf

Large non-residential uses greater than 25,000 sf	30 feet wide 1 tree and 5 shrubs / 750 sf	30 feet wide 1 tree and 5 shrubs / 750 sf	30 feet wide 1 tree and 5 shrubs / 750 sf	30 feet wide 1 tree and 5 shrubs / 500 sf	30 feet wide 1 tree and 5 shrubs / 500 sf
Non-residential uses 2 or more stories	30 feet wide 1 tree and 5 shrubs / 750 sf	30 feet wide 1 tree and 5 shrubs / 750 sf	30 feet wide 1 tree and 5 shrubs / 750 sf	30 feet wide 1 tree and 5 shrubs / 500 sf	30 feet wide 1 tree and 5 shrubs / 500 sf
Non-residential buildings with service areas or mechanical equipment oriented toward residential uses	N/A	N/A	N/A	50 feet wide 1 tree and 5 shrubs / 500 sf	50 feet wide 1 tree and 5 shrubs / 500 sf
Manufacturing facilities, uses with outdoor storage or activities	30 feet wide 1 tree and 5 shrubs / 750 sf	30 feet wide 1 tree and 5 shrubs / 750 sf	30 feet wide 1 tree and 5 shrubs / 750 sf	50 feet wide 1 tree and 5 shrubs / 500 sf	50 feet wide 1 tree and 5 shrubs / 500 sf

J. Open Space Improvements

1. Plant selection, diversity and sizes.
 - a. All plant materials used in landscaping shall be from the approved materials list and meet the diversity requirements in Section 600 of the Design Standards and Construction Specifications Manual.
 - b. All tree species prohibited within the city shall be removed by the applicant from their site unless approved by the Parks and Forestry Division.
 - c. All required trees and shrubs shall be installed at the following sizes:
 - i. Deciduous canopy trees – minimum two inch caliper
 - ii. Ornamental trees – minimum one and one half inch caliper
 - iii. Coniferous trees – minimum six feet in height
 - iv. Shrubs – minimum # 5 container
 - d. Plants exceeding required quantities are not subject to size requirements.
2. Restricted planting areas. Landscaping or plant materials shall not:
 - a. Obstruct the operation and maintenance of utilities.
 - b. Interfere with the function, safety, and access to any public easement or right-of-way, or the flow of stormwater runoff.
 - c. Be installed within a specified sight distance triangle at street and driveway intersections (see Section 205.02 of the Design Standards and Construction Specification Manual).
3. Ground covers
 - a. Irrigated lower water consuming grass or other comparable vegetation shall be the primary ground cover. Live irrigated plant material other than grass may be planted if it is suitable to the area.
 - b. Mulches and other inorganic ground cover shall be installed in shrub/planting beds to reduce water evaporation.

4. Soil preparation.
 - a. This subsection shall apply to new development of properties where a new water service is being installed.
 - b. Soil must be amended by the application of three cubic yards of organic matter or compost per 1,000 square feet of soil and tilled to a depth of at least six inches on all land not covered by impermeable surfaces.
 - c. A certificate of occupancy will not be issued until the applicant provides certification of compliance with this section on a form provided by the city.
 - d. Reimbursement is subject to the appropriation of funds.
 - i. One- and two-family dwellings. The city will reimburse the applicant for the cost of the soil preparation required by this section for all new one- and two-family dwellings in the amount of \$10.00 per 1,000 square feet of total lot size, except that the reimbursement for all new affordable housing shall be as set forth in section 4.79.020(C).
 - ii. Multi-family residential, commercial and industrial. The city will reimburse the applicant for the cost of the soil preparation required by this section for all new multi-family residential, commercial and industrial construction in the amount of \$10.00 per 1,000 square feet of landscaped area.

K. Maintenance Requirements

1. Property owner maintenance of landscaping.
 - a. The property owner, or property owners association, as applicable, shall maintain all on-site and common area landscaping, and all landscaping on adjacent rights-of-way as shown on an approved landscape plan, or as existing if no approved landscape plan exists.
 - b. Maintenance shall include all reasonable and regular:
 - i. Irrigation;
 - ii. Weed control;
 - iii. Fertilizing;
 - iv. Pruning;
 - v. Trash removal;
 - vi. Concrete path snow and ice removal;
 - vii. Treatment of plant materials that show signs of insect pests, diseases or damage; and
 - viii. Replacement of dead or damaged plant material to maintain approved landscape plan.
 - c. The city may agree to maintain trees in right-of-way areas, and, at its discretion, may add, remove, replace, or maintain landscaping within the right-of-way.
2. City Maintenance of landscaping.
 - a. Subject to the requirements of subsection b. below, the city may agree to maintain the following types of landscaping:
 - i. Arterial right-of-way landscaping abutting the rear yards of one- and two-family dwellings where there is no property owners association in the development or subdivision.
 - ii. Secondary greenway or other facilities.
 - iii. A detention area dedicated to the city.
 - b. City maintenance criteria.
 - i. The city determines that the public interest is served by city maintenance based on:

- (a) Ease of maintenance, potential use of the area for open space or recreation uses by the public that offset the city cost by providing a desirable amenity to the citizens of Longmont,
 - (b) Whether the area would complement the city's park or greenway system, or whether the applicant provides cash escrow for ongoing maintenance of the facility.
- ii. Installation of all landscaping and improvements is part of the public improvements and meets Section 600 of the current Design Standards and Construction Specifications Manual.
- iii. The applicant shall maintain the improvements for at least one year following construction acceptance by the city, or until the city has granted final acceptance for maintenance.
- iv. Landscaping and facility design is compatible with the facility and its use and surrounding uses.

L. Residential Requirements

1. The following regulations apply to all residential development unless it is specifically exempted in subsection D above.
2. Pocket parks may count toward the required common open space requirement in Table 15.05-C. Pocket parks shall be reserved, developed and designed according to the following standards:
 - a. All residential subdivisions and developments of ten or more one-family or two-family dwelling units and 20 or more multi-family dwelling units shall provide pocket parks.
 - b. Size.
 - i. One acre for every 100 one- and two-family dwelling units and fraction thereof.
 - ii. One acre for every 200 dwelling units of any other type and fraction thereof.
 - iii. A minimum of one-half acre for developments of 50 or more one-family and two-family dwelling units.
 - iv. A minimum of one-quarter acre for developments of 50 or more other types of dwelling units.
 - v. For developments less than 50 dwelling units, the decision-making body shall determine the appropriate size of the pocket park(s).
 - c. Location.
 - i. Shall be centrally located and accessible to the lots and dwellings they are intended to serve.
 - ii. Shall front on a local or collector street.
 - iii. Shall not be adjacent to riparian and other wildlife habitat areas.
 - d. Design standards.
 - i. Access shall be a minimum of 20 feet wide.
 - ii. Contain recreational amenities such as playgrounds, community gardens, tot lots, picnic areas, gazebos, game courts and playing fields, swimming pools, dog parks, or similar facilities.
 - iii. Be landscaped at a ratio of at least one tree and five shrubs for every 2000 square feet.
 - iv. Contain irrigated, lower water-consuming grass over at least 75 percent of the area.

- e. Drainage detention areas meeting the following requirements may comprise up to 50 percent of a pocket park.
 - i. Slopes shall not exceed 6:1;
 - ii. At least 90 percent of the total detention area must be useable for passive and active recreation.
 - iii. Provide access for pedestrians, the physically disabled, and for maintenance equipment.
 - iv. Drainage structures and water quality features shall be designed and located to facilitate the maximum area for recreational use and to provide a safe environment for users.
 - f. The following areas shall not be included within a pocket park:
 - i. Primary and secondary greenways; and
 - ii. Arterial and collector right-of-way landscaped areas.
3. Landscaping for new one- and two family dwellings units
- a. At least 60 percent of any yard adjacent to a street and 75 percent for all yards adjacent to a street on a corner lot, shall be landscaped within one year of occupancy.
 - b. No parking shall be permitted in landscape areas.
 - c. At least two trees and four shrubs shall be planted on every lot containing a one- and two-family dwelling. The required plantings shall be located as follows:
 - i. At least one tree and four shrubs shall be planted in the front yard of non-corner lots.
 - ii. At least two trees (one in the front yard, and one in the side yard adjacent to the street) and four shrubs (in the front or side yard adjacent to the street) shall be planted on corner lots.
 - d. Trees required in the adjacent right-of-way may be used to meet the tree requirement above.
 - e. The trees and shrubs shall be installed by the applicant or builder prior to certificate of occupancy. If it is not practical to install the landscaping prior to occupancy because of weather or other necessary delay, the applicant or builder shall issue a coupon or voucher to the homebuyer for the required landscaping, including delivery and installation, at the closing. A copy of the certificate shall be provided to the city prior to the issuance of a certificate of occupancy.
4. Landscaping for attached residential uses (except 2 family)
- a. At least 60 percent of a yard adjacent to a street and 75 percent for all yards adjacent to a street on a corner lot shall be landscaped within one year of occupancy.
 - b. The applicant shall provide landscaping in the amounts required in Table 15.05-D above.
 - c. No parking shall be permitted in required landscape areas.
5. Urban dwelling units shall provide amenities to residents as stated in section 15.04.020(B)(31) of this code.
- M. Large non-residential buildings (25,000 square feet or greater).**
- 1. A 13 foot buffer area shall be provided between the building and the parking area that meets the following standards:
 - a. A six-foot wide landscape area along the entire length of the building.
 - b. A seven-foot wide pedestrian walkway shall be provided next to a parking area.

2. Buffer landscaping is not required where features such as arcades, entryways or other design features are a part of the façade or site design.

N. Mixed Use Zoning District Standards

1. Developments shall provide or participate in public gathering spaces and pedestrian amenities that have been identified in the district regulating plan.
2. Public gathering spaces and private open space areas shall be oriented and designed to preserve significant vistas to the maximum extent practicable.
3. On-site open space landscaping can vary considerably depending on the type of open space proposed for a development. Landscaping for on-site improvements shall be approved in conjunction with a site plan and shall be consistent with landscape standards in the district regulating plan.
4. Streetscapes shall be designed according to the following standards:
 - a. Pedestrian sidewalks, gateways and other walkways shall be designed to provide adequate space for pedestrians, street furniture, outdoor seating areas, landscaping, and other amenities to enhance the pedestrian experience, with a minimum of eight feet wide path clear of obstructions for pedestrian access.
 - b. Attached sidewalks shall be a minimum of 16 feet wide, and detached sidewalks shall be a minimum of nine feet wide in all areas, except that a sidewalk adjacent to exclusively residential at-grade uses along local or collector streets shall be a minimum of five feet wide, or as provided in the district regulating plan.
5. Open Space shall be provided according to the following standards.
 - a. Open space shall be accessible to the users of the development and be improved with seating, landscaping and other amenities.
6. Streetscapes in the right-of-way shall be landscaped according to the following requirements or as approved in the district regulating plan:
 - a. Trees in the right-of-way shall be spaced every 30 feet and, depending on the street type and adjacent uses, shall be planted in tree grates, in a tree lawn area, or in raised planters landscaped with groundcovers, shrubs, annuals, or perennials.
 - b. Tree lawns, where applicable, shall be landscaped with irrigated lower water consuming sod and xeriscape planting areas for other ground cover, flowers and other low growing plant material.

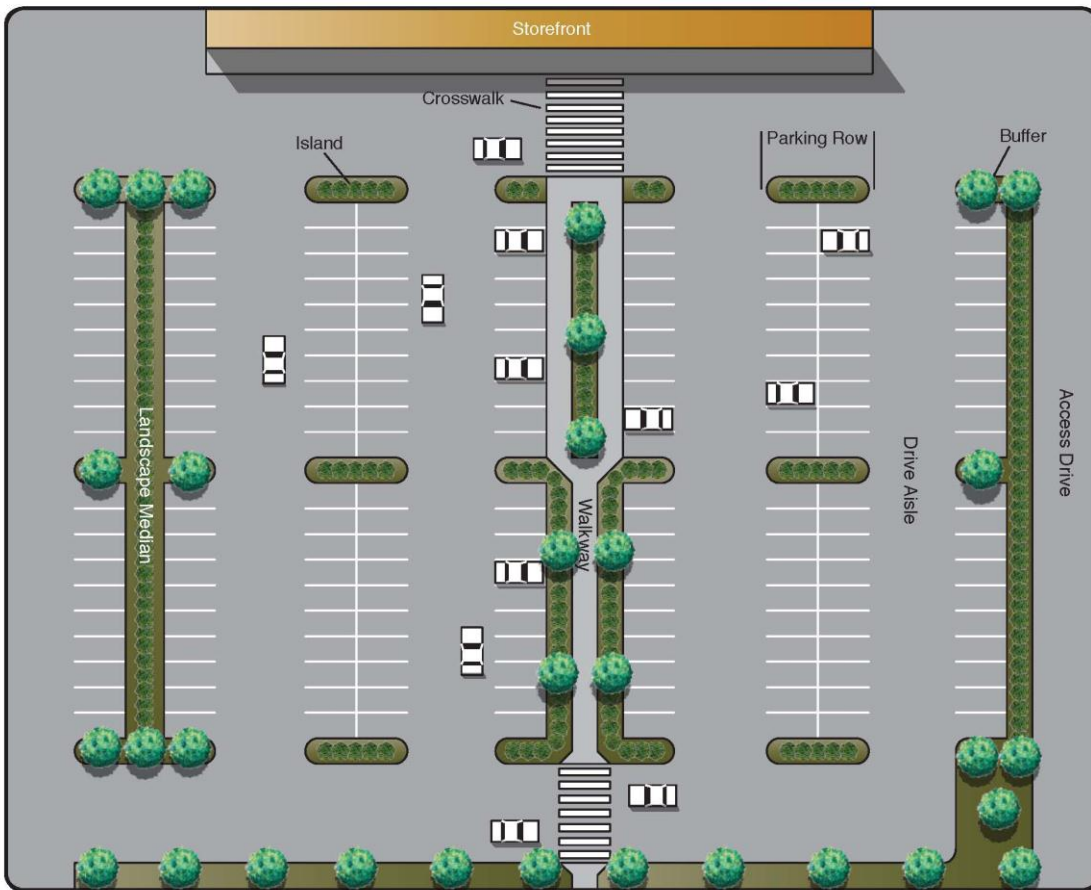
O. Preservation of existing trees.

1. All trees in areas proposed to be disturbed by development on and off site and in the adjacent right-of-way shall be surveyed and have location, species, size, and condition or health noted.
2. Existing desirable trees shall be preserved and protected from damage during site development.
3. Existing desirable trees shall be incorporated into the design in their existing location whenever possible.
4. Existing desirable trees may be used to satisfy the quantity requirements of landscape standards.
5. If feasible, a tree that cannot remain in its existing location shall be spaded and relocated by a professional tree spade company. All measures shall be taken to ensure the survival and health of the tree. The city shall be consulted for tree relocations.
6. All existing desirable trees that are incorporated into the design shall be adequately protected in the tree protection zone from damage during construction.
7. If design solutions preclude incorporation then replacement shall be made as follows:

- a. For any desirable trees that cannot be incorporated or are lost due to or prior to construction, the applicant shall provide the caliper lost on site or in the right-of-way adjacent to the property, in addition to meeting or exceeding the minimum tree planting requirements.
- b. If the project manager determines that on-site or right-of-way replacement is not possible, the required replacement shall be provided on an adjacent site, the nearest public land, or the dollar value of the trees (including the estimated cost of installation) deposited into the city's tree planting fund.

P. Parking areas. All parking areas shall meet the following regulations except for one- and two-family dwelling units

DIAGRAM 15.05-A

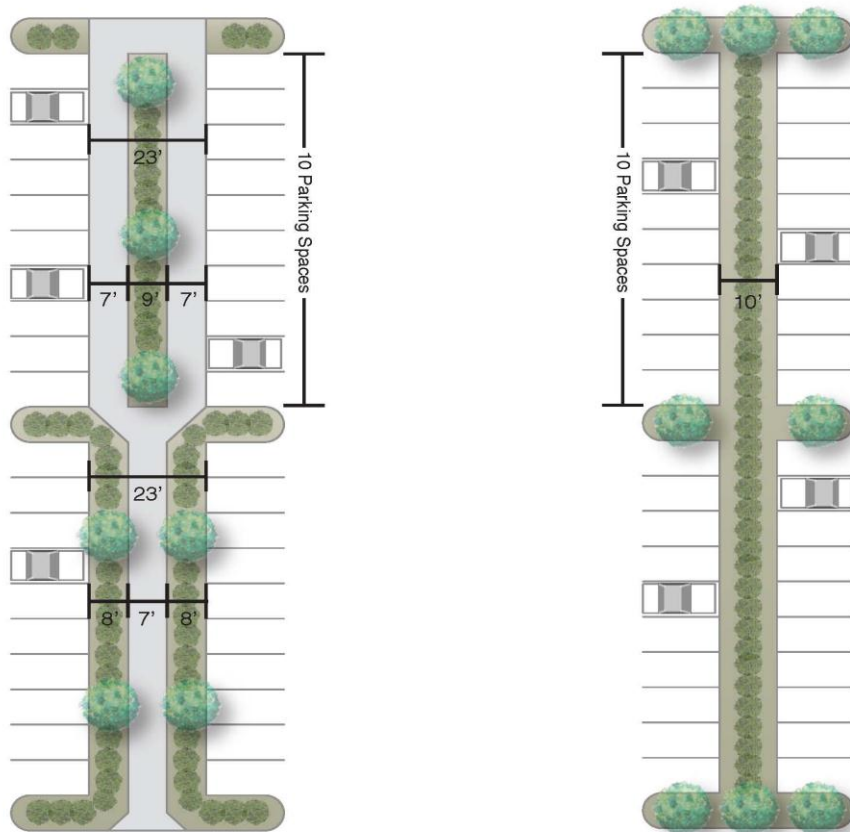


1. Perimeter landscaping requirements.
 - a. The perimeter of a parking area shall be landscaped with at least 1 tree and 5 shrubs per 30 linear feet along a street or primary greenway right-of-way or abutting another property.
 - b. Perimeter parking landscaping may be included with other buffer requirements, as applicable.
 - c. Parking areas shall include a landscape buffer at least 10 feet wide between parking lots on abutting properties, or for a parking area abutting another property or a shared driveway, unless a wider landscape buffer is required

between different types of uses or different zoning districts according to subsection I above.

- d. For the MU district, the district regulating plan may dictate the parking area buffer width and landscaping requirements in lieu of these standards.
2. Landscape islands shall be provided within parking areas and comply with the following standards:
 - a. Shall be located within and at the end of each parking row so that there are no more than ten consecutive parking spaces without a landscape island separating them;
 - b. Shall be a minimum of nine feet wide by the depth of the adjacent parking space;
 - c. Contain mulch with at least six shrubs per single parking row or 12 shrubs per double parking row; and
 - d. Contain at least one tree per single parking row and two trees per double parking row. At least 75 percent of trees shall be deciduous canopy trees. Low branched ornamental species shall not be used.
3. Landscape medians with and without walkways shall be provided within parking areas and comply with the following standards.
 - a. Rows of parking spaces shall be divided by landscape medians parallel to the parking rows so that there are no more than two drive aisles between landscape medians and a required parking lot buffer or landscaped median (see illustration).

DIAGRAM 15.05-B



- b. The first required landscape median shall contain a walkway and shall be designed as follows unless the building is less than 25,000 square feet:
 - i. The landscape median with a walkway shall be located in front of an entrance into the building unless an alternate location meeting the intent of this section is approved by the decision making body.
 - ii. The walk shall connect to the perimeter pedestrian walks, whenever possible, and include raised or striped crosswalks at all drive isle crossings. See section 15.05.060, "Pedestrian and Bicycle Access and Circulation.
 - iii. The median shall be a minimum of 23 feet wide;
 - iv. The pedestrian walkway shall be a minimum of 7 feet wide;
 - v. The landscaped area shall be a minimum of 8 foot wide;
 - vi. The landscaped median shall be designed according to the illustration above unless an alternate design meeting the intent of this section is approved by the decision making body.
 - vii. Landscape medians shall have at least one deciduous canopy tree and five shrubs for every 30 linear feet along the length of the median.
 - viii. Landscape medians shall contain mulch or irrigated grass.
 - ix. Plantings with a mature height of six inches or more shall not be planted in the vehicle overhang area.
 - x. Additional landscape medians with a pedestrian walkway shall be provided in a parking area at a rate of 1 with a walkway for every 2 medians without a walkway;
- c. Landscape medians without a pedestrian walkway shall be ten feet wide and have at least one deciduous canopy tree and five shrubs for every 30 linear feet along the length of the median. Landscape medians shall contain mulch or irrigated grass and plantings with a mature height of six inches or more shall not be planted in the vehicle overhang area.

Q. Storm Water Facilities

- 1. The City of Longmont encourages the use of Low Impact Development (LID) applications in developments. Benefits include reduced public infrastructure costs, increased developable land, improved water quality and reduced development costs. All LID applications must conform to section 800 of the city standards.
- 2. Drainage detention areas. A drainage detention area shall comply with the following standards:
 - a. The perimeter shall be landscaped with at least one tree and five shrubs for every 50 linear feet of perimeter. At least 50 percent of the trees shall be deciduous canopy species and 25 percent shall be coniferous species.
 - b. Grass or other comparable vegetation shall be the primary ground cover. All detention pond areas within the five-year flood plain shall be covered with sod. Native grass may be used if it is maintained free of weeds and irrigation is provided until the grass is fully established. Live plant material other than grass may be planted if it is suitable to the area and is maintained free of weeds and irrigation is provided.
- 3. Drainage detention areas used to meet open space requirements shall:

- a. Be irrigated;
 - b. Contain lower water-consuming grass;
 - c. Be landscape at 1 tree and 5 shrubs per 2000 square feet;
 - d. Provide adequate access for pedestrians, the physically disabled and maintenance equipment;
 - e. Design and locate drainage structures to provide maximum recreational use of the detention area; and
 - f. Indicate the ten-year and 100-year storm detention areas on the landscape plan.
4. Storm water facilities dedicated to the city as a part of the development approval process shall comply with the following standards.
- a. The area must be useable for active or passive recreation.
 - b. Must provide adequate access for pedestrians, the physically disabled and maintenance equipment.
 - c. Design and locate drainage structures to provide maximum recreational use of the detention area.
 - d. Install an irrigation system meeting city requirements.
 - e. Landscape at 1 tree and 5 shrubs per 1500 square feet.
 - f. The applicant shall install amenities meeting city standards, such as benches, play equipment, gazebos, game courts and playing fields, unless the detention pond location does not reasonably accommodate the amenities.

R. Rights of way

1. Local and collector street right-of-way shall be landscaped as follows:
 - a. Detached sidewalks meeting city standards shall be installed to allow for a landscaped 8 foot planting strip (tree lawn) between the edge of the right-of-way and the sidewalk.
 - b. Deciduous canopy trees shall be planted in the tree lawn at a rate of one tree for every 50 linear feet of right-of-way.
 - c. Live irrigated lower water-consuming grass or plants shall be the primary ground cover.
 - d. Sixty-three (63) percent of tree lawns that meet the above standards shall be credited toward the common open space requirement, provided that all other common open space standards (pocket parks, landscape buffers, etc.) have been satisfied.
 - e. If right-of-way landscaping is not possible in the case of infill development, redevelopment or change of use, see section 15.05.040.E.
 - f. For collector streets, a property owners association or the adjacent property owner shall maintain the landscaping required for the collector street right-of-way.
2. Arterial street right-of-way shall be designed per Section 600 of the design standards and construction specifications manual, and landscaped at a ratio of at least one tree and five shrubs for every 1,000 square feet of landscaped area (excluding concrete paths) with at least one tree for every 50 linear feet of right-of-way. At least 75 percent of the trees shall be deciduous canopy species and 25 percent of the trees shall be coniferous species.

3. Arterial or expressway right-of-way landscaping along a state or federal highway.
 - a. If curb and gutter is to be installed within the right-of-way with the development, the arterial street right-of-way landscaping standards above shall apply.
 - b. If curb and gutter is to be installed in the future, the applicant shall provide a final landscape plan that identifies the clear zones as defined and regulated by CDOT, and areas where full arterial standards will be installed with the development and areas where the developer will pay cash in-lieu. The final design shall accommodate the future construction with minimal impact to the initial landscaping.
 - c. If curb and gutter will not be installed in the future, the final landscape plan shall identify the clear zones. The applicant shall landscape the areas outside the clear zones according to the arterial landscaping standards. The applicant shall also seed the right-of-way clear zone, using a suitable grass seed mixture and temporary irrigation until final acceptance by the city.
 - d. If full arterial landscaping is not to be installed in conjunction with the development, it shall be completed by the city at a later time. In that event, the applicant shall seed the right-of-way to establish a viable grass stand using a suitable grass seed mixture and temporary irrigation and shall maintain all such areas until final acceptance by the city. The applicant shall deposit with the city the dollar value of the required landscaping and other public improvements for future construction.
 - e. Developments adjacent to State Highway 119 / Ken Pratt Boulevard (east of Main Street) shall comply with the approved landscape plan for that portion of the highway.

4. Properties located in the Longmont Downtown Development Authority (LDDA) boundaries shall meet the adopted LDDA streetscape guidelines.

S. Scenic Entry Overlay (SE-O) Requirements: The following regulations apply to all lots adjacent to a street with a SE-O district designation on the Official Zoning Map.

1. A minimum 50-foot wide landscaped buffer shall be provided adjacent to a street designated as a SE-O
2. The SE-O buffer shall be landscaped at a ratio of one tree and five shrubs for every 1,000 square feet of area.
3. Drainage or detention areas shall comprise no more than 50% of the SE-O buffer area.
4. Grouping of trees is allowed provided that minimum spacing is maintained.
5. To the maximum extent practicable landscaping shall not block existing views of Longs Peak and the Front Range mountain backdrop as seen from the public right-of-way.
6. Irrigated lower water consuming grass or other comparable vegetation shall be the primary ground cover. Live irrigated plant material other than grass may be planted if it is suitable to the area.
7. The city may require a concrete path within the scenic entry corridor to provide pedestrian access to or across the property.

T. Greenways and Public Open Space

1. Greenways that are a part of a development shall be integrated with other open space and pedestrian access within the development.

2. The applicant is responsible for landscaping and designing the primary greenways within or adjacent to their property. Primary greenways shall meet the following standards:
 - a. At least 50 feet wide on each side of the centerline of an irrigation ditch or waterway;
 - b. A least 50 feet wide where no irrigation ditch or waterway is present;
 - c. At least 100 feet wide on each side of the St. Vrain River as measured from the ordinary high-water mark;
 - d. Provide a concrete path along the length of the primary greenway meeting city standards and to other areas required for any utility needs;
 - e. Provide a connection to adjacent primary greenway concrete paths, which may include a ten-foot-wide (inside clearance) bridge or, at arterial street crossings, a box culvert of sufficient width and height to accommodate the concrete path.
 - f. All concrete path construction shall comply with section 15.05.030, "Habitat and Species Protection;"
 - g. Fences adjacent to a greenway shall not exceed 48 inches in height;
 - h. Provide required signage, trash receptacles, floodgates, and other requirements; and
 - i. Landscaped at a ratio of at least one tree and five shrubs for every 1,500 square feet of landscaped area (excluding the ditch or river channel and concrete paths), with at least one tree and five shrubs for every 50 linear feet of greenway.
 - i. At least 75 percent of the trees shall be deciduous canopy and 25 percent of the trees shall be conifers.
 - ii. Tree placement shall be sensitive to the greenway design, existing vegetation and wildlife habitat, and shall provide screening and materials beneficial to wildlife where appropriate.
 - j. Irrigated lower water-consuming grass shall be the primary ground cover except for shrub bed areas.
 - k. A greenway irrigation system shall be provided separate from the irrigation system on adjacent private or common property.
 - l. Greenways abutting residential lots shall include a separately zoned irrigation system along the boundary with those lots; and
 - m. Greenways shall comply with any applicable wetlands and stream/river corridor protection standards (see section 15.05.020).
3. Private or common property adjacent to a primary greenway shall use landscaping to:
 - a. Define the right-of-way and maintenance boundaries between public and private open space;
 - b. Reduce the potential for trespassing by defining where private property begins; and
 - c. Control domestic animals from entering the greenway areas without the owner.
4. Secondary greenways shall be designed and installed by the applicant and meet the following standards:
 - a. Provide connections between residential neighborhoods, parks, open space, commercial uses, work places, and primary greenways.
 - b. Be at least 20 feet wide, with a minimum eight-foot-wide concrete path.
 - c. Fences adjacent to the greenway shall not exceed 48 inches.
 - d. Landscaped with at least one tree and five shrubs for every 50 linear feet of greenway.

- e. Shall include irrigated lower water consuming grass or other comparable vegetation shall be the primary ground cover. Live irrigated plant material other than grass may be planted if it is suitable to the area.
5. Modifications to greenway width standards. Greenway widths may be increased or decreased based on specific site conditions to ensure adequate wildlife habitat and movement corridors are preserved. See section 15.05.020(E)(3) for guidance on when modifications to greenway standards may be appropriate.
6. Density and floor area ratio bonus/landscape buffer and building setback reduction for developments dedicating additional area as primary greenway.
 - a. Applicability. The development services manager may increase the maximum permitted residential density or non-residential floor area ratio (FAR) or reduce landscape buffer and building setback requirements for a development which dedicates additional area, beyond what is set forth in section 15.05.040(H)(1), as primary greenway, and where the additional area dedicated exceeds the minimum open space requirements.
 - b. Maximum density or FAR bonus permitted. The increase in density or FAR shall not exceed 20 percent of the maximum residential density or non-residential FAR allowed in the applicable zoning district.
 - c. Maximum landscape buffer and building setback reduction permitted. The reduction to landscape buffers and building setbacks shall not deviate more than 20 percent from the standards of the applicable zoning district and any reduction in landscape buffer or building setback shall not be adjacent to the greenway.
 - d. *Review criteria.*
 - i. The development with the requested density or FAR bonus or buffer/setback reductions must satisfy all applicable review criteria and development standards stated in this development code.
 - ii. In determining the amount of density or FAR bonus or buffer/setback reductions, the development services manager shall consider, at a minimum, the following factors:
 - (a) The amount of additional greenway area dedicated;
 - (b) The significance and quality of the wildlife habitat or movement corridor;
 - (c) The design and landscaping of the greenway.
7. Roadway intersections.
 - a. The applicant shall construct grade-separated under/overpasses where primary greenways intersect at arterial streets, unless the city determines that such grade separated facilities are not feasible or needed.
 - b. The city may require the applicant to construct grade-separated under/overpasses along primary greenways at non-arterial street, railroad, and other intersections when the city determines a grade-separated crossing is necessary for public safety.
 - c. In addition to grade-separated under/overpasses, as applicable, the applicant shall connect greenway concrete paths to existing and planned concrete paths, and to sidewalks and bike lanes along public streets.
 - d. The applicant shall install appropriate warning signs or barricades where a primary greenway intersects a public street at grade.
8. Developments adjacent to public parks and open space shall meet the following design criteria:

- a. Be reasonably accessible, taking into consideration specific areas designated for protection, such as wildlife habitat and movement corridors.
 - b. Private lots shall not be immediately adjacent to a public park or public open space, but should be separated by public streets.
 - c. Access to public open space shall be a minimum of 20 feet wide.
 - d. The following land uses located within a development should connect to public open space:
 - i. Pocket parks;
 - ii. Common open space;
 - iii. Shopping and activity centers; and
 - vi. Employment centers.
9. Additional greenway dedications: Under LMC section 13.36.050, "Rights-of-way or Easements for Certain Roadways, Greenways, and Access and Transportation Corridors," the city requires an applicant to dedicate adequate lands or easements for the development of primary or secondary greenways. This shall include additional primary greenway area required to satisfy the river/stream/riparian area setback requirements outlined in section 15.05.020(E)(1).