

17.15.050: LANDSCAPE REQUIREMENTS FOR SINGLE-FAMILY HOMES:

It is the intent of this section to provide a guide for all single-family homes, however, this section shall be required for all homes constructed on any lot less than an acre in size. These standards shall also apply to any of the aforementioned zones with a "cluster or transferable development right" overlay zone, as well as any lot one acre in size or less. This section shall only apply to the front yards of residential homes. Unless otherwise agreed upon by the developer of a subdivision, the homeowner, within one calendar year, must provide landscaping with the following minimum standards:

- A. No less than seventy five percent (75%) of front yard shall be lawn or sod, and a combination of shrubs, trees, decorative rock, ground cover or other recognized landscape materials such as wood chips. Areas of the front yard not landscaped shall be "hardscaped" (pathways or patios). Front lawns shall be kept free of weeds, structures, or debris.
- B. Automatic surface sprinkling system for front yard is encouraged. This will include lawn area, parkway in front of house and between sidewalk and curb. Each station should provide sufficient water to meet needs of plants being watered.
- C. Separate deep soak irrigation system for street trees and trees planted in planter strips between curb and sidewalk is also encouraged.
- D. Mapleton City recommends using plants with low water requirements.
- E. Where a parkway or planter strip is present, street trees, as approved by the Mapleton City tree list shall be installed. The number of trees shall be determined by the spread or canopy of the tree at full maturity. Trees shall be no less than one inch (1") caliper in size. Larger trees may be used, but are not recommended. A bond for the trees shall be collected with the building permit for any new home with a parkway in the front or side yard (corner lots). (Ord. 2002-26, 12-4-2002)