

18.82.130: OPEN SPACE, STREET TREES AND LANDSCAPING REQUIREMENTS:

All landscaping shall conform to the requirements found in chapter 17.15 of this code. Any private open space areas shall be maintained by a homeowners' association and fees shall be collected from all related parties, property owners, or residents therein, to assure the maintenance of the open space areas. Open space areas may include the land around the residential areas.

A. Street Trees Required For Subdivision Lots: Street trees shall be required in the park strip area between a sidewalk and the curb and gutter of every street. Said trees shall be of a minimum size of no less than one inch (1") caliper, and one tree shall be placed every twenty (20) to thirty feet (30') depending on the canopy spread of the tree. Tree species shall be same as required in the adopted Mapleton City tree list as per chapter 18.56 of this code.

B. Landscaping Requirements: For both pad sites and lots, seventy five percent (75%) of front yard must be lawn or other appropriate landscaping. That area not kept in landscaping must be hard surfaced areas, such as driveways, pathways, or other recognized landscape materials as mentioned in [chapter 17.15](#) of this code.

1. Additional Requirements For Pad Sites: Automatic surface sprinkling system for front yard shall be required. This will include lawn area, planting strip in front of the house and between sidewalk and curb. Each station shall provide sufficient water to meet needs of plants being watered. (Ord. 2004-25, 8-11-2004, eff. 9-9-2004)