

15-04-03 Standards Applicable to General Commercial Zone Classifications.

A. Central Business District (CBD)

8. **Landscaping.** Landscaping guidelines are established to maintain the site qualities that exist in the CBD Zone area and minimize alteration, removal, or degradation of landscaping that currently exists in the area.
 - a. No plans for any building, structure or other improvements shall be approved by the Planning Commission unless there shall also have been submitted separate landscape plans satisfactory to the Planning Commission.
 - b. Landscaping in accordance with the plans submitted must be installed within 30 days following the occupancy of the site or as otherwise approved by the Planning Division as seasonal conditions may dictate.
 - c. The land area not occupied by buildings, structures, hard surfacing, vehicular driveways or pedestrian walkways shall be kept in a weed-free condition or landscaped, as approved by the Planning Commission.
 - d. The developer shall bond for such landscape improvements to ensure that installations are completed as submitted and approved. Performance assurance requirements for landscape improvements shall be the same as required by the City for street improvements.
 - e. Plant Materials.
 - (1) 60% Medium trees and shrubs in a combination with deciduous trees with a caliper from 2 to 3 inches and evergreen trees with a height from 5 to 8 feet.
 - (2) 40% Small trees and shrubs in a combination with deciduous trees with a caliper of 1 1/2 to 2 inches and evergreen trees with a height of 4 feet.
 - (3) Where possible, a 50/50 mix of deciduous and evergreen tree species shall be used for on-site landscaping.
 - (4) Street trees with a minimum 2 inch caliper shall be installed along all public rights-of-way by the developer of the property. The species-type, location, and spacing of trees shall be as shown on the approved landscape plan, in compliance with designated streets within the City's Streetscape Plan.
 - (5) For streets not specified in the Plan, the following trees may be used as part of an approved landscape plan:
 - Bur Oak (*Quercus macrocarpa*)
 - Hedge Maple (*Acer campestre*)
 - Little Leaf Linden (*Tilia cordata* 'Greenspire')
 - (*Tilia cordata* 'Rancho')
 - London Plane (*Platanus acerifolia*)
 - Norway Maple (*Acer platanoides* 'Cleveland')
 - (*Acer platanoides* 'Columnare')
 - (*Acer platanoides* 'Emerald Queen')

(Acer platanoides 'Schwedleri')
(Acer platanoides 'Deborah'
(Improved Schwedleri))
Red Maple (Acer rubrum 'October Glory')
(Acer rubrum 'Red Sunset')
Red Oak (Quercus rubrum)
Redmond Linden (Tilia euchlora 'Redmond')
Sycamore Maple (Acer pseudoplatanus)

(6) For planted medians, and accent trees both on-site and at intersections, the following trees may be used:

Bechtel Crab (Malus ioensis 'Klehms Improved')
Bradford Pear (Pyrus calleryana 'Bradford')
Crimson King Maple (Acer platanoides 'Crimson King')
(Acer platanoides 'Royal Red')
Flowering Plum (Prunus cerasifera 'Blireiana')
Kwanzan Cherry (Prunus serrulata 'Kwanzan')
Washington Hawthorn (Crataegus phaenopyrum)

