

**19.76.150 Landscaped setback--Commercial and M-1 zones.**

The front yard area and the side yard area which faces on a street on corner lots shall be landscaped and maintained with live plant material including shrubs, flowers, and trees for a minimum distance of twenty feet behind the property line for all main uses in the C-1, C-V, C-2, C-3 and M-1 zones. Such area shall include a permanent sprinkler system to insure adequate maintenance, and shall comply with Section 19.76.160, Intersecting streets and clear visibility. This section is not applicable in the canyon areas or the space occupied by a building in the C-3 zone. The planning commission may modify the landscaping requirements herein for any conditional use.

A. The required landscaped area may be reduced to fifteen feet provided:

1. Fifty percent of the landscaped area is planted with shrubs, flowers and trees; and
2. The landscaped area includes a berm that is a minimum of two feet high as measured from the grade of the sidewalk; and
3. The following portion of the total site is landscaped:
  - a. Fifteen percent if the site is less than one acre; or
  - b. Ten percent if the site is equal to or greater than one acre, but less than five acres; or
  - c. Five percent if the site is equal to or greater than five acres.

B. The required landscaped area may be reduced to ten feet provided:

1. Fifty percent of the landscaped area is planted with shrubs, flowers and trees; and
2. One tree is planted for each three hundred square feet of landscaped area; and
3. The landscaped area includes a berm that is a minimum of two and one-half feet high as measured from the grade of the sidewalk; and
4. The following portion of the total site is landscaped:
  - a. Fifteen percent if the site is less than one acre; or
  - b. Ten percent if the site is equal to or greater than one acre, but less than five acres; or
  - c. Five percent if the site is equal to or greater than five acres. (Ord. 1473 (part), 2001: Ord. 1078 § 3, 1989)