

<b>Topic:</b>	Landscaping
<b>Resource Type:</b>	Regulations
<b>State:</b>	Idaho
<b>Jurisdiction Type:</b>	Municipal
<b>Municipality:</b>	City of Nampa
<b>Year (adopted, written, etc.):</b>	2002
<b>Community Type - applicable to:</b>	Urban; Suburban; Rural
<b>Title:</b>	City of Nampa Corridor Beautification Ordinance
<b>Document Last Updated in Database:</b>	January 19, 2017

### ***Abstract***

In response to an increasing number of businesses that directly abutted thoroughfares in Nampa without any landscaping to buffer their appearance, Nampa initiated the idea of a corridor beautification ordinance. The ordinance requires land between the front of properties and a road to be fully landscaped from a select list of trees and shrubs. It is the responsibility of the property owner to maintain the landscaping. One of the main goals of the ordinance is to present an appealing image to people traveling in the city, and to reduce heat, noise, and glare from the roadways.

### ***Resource***

#### **Nampa Corridor Beautification**

##### **10-33-1: DESCRIPTION AND PURPOSE:**

Corridor landscaping standards are hereby established to ensure that the general appearance of Nampa's principal thoroughfares present an appealing image to persons traveling their length. (Ord. 3182, 12-9-2002)

##### **10-33-2: GENERAL LANDSCAPING REQUIREMENTS:**

The purpose of landscaping is to provide partial relief from heat, noise and glare through proper placement of green plants and trees and to encourage pleasant and attractive surroundings.

A. Landscaping Defined: "Landscaping" means some combination of planted trees, shrubs, vines, ground cover, flowers or lawns. The combination or design may include plant materials as well as rock and such structural features as fountains, pools, artworks,

screens, walls, fences or benches, but such objects alone without natural plant materials shall not meet the requirements of this chapter.

B. General Scope Of Landscaping Requirements: Landscaping required within required yard/setback areas according to individual district regulations shall comply with the requirements of this section. Landscaping shall not be required on undeveloped or vacant property nor shall these standards be made to apply to single-family residential dwelling units unless by action of the commission and/or council as part of a conditional use permit, development agreement or planned unit development approval procedure.

In zones/districts which require front or street side yards (setbacks), such yards fronting/abutting arterial or collector streets shall be fully (i.e., grass, shrubs, trees, decorative rock, not gravel or artificial plant materials) landscaped (excepting those areas covered by structures, walkways, driveways or by off street parking and loading spaces) according to corridor requirements in section 10-33-4 of this chapter. Yards fronting on local public or private streets shall be fully landscaped according to their pertinent district front/street side yard depth regulations (excepting those areas necessarily covered by buildings, walkways, driveways or by off street parking and loading spaces). Any land between the property line and the developed roadway, within the right of way, shall also be landscaped but only with grass, and/or crushed rock/gravel, with shrubs and/or flowers as desired. Commercial, industrial and multiple residential uses' interior yards (setbacks) in the various districts (when required) shall also be landscaped with some combination of grass, shrubs, trees, colored decorative rock or round gravel or artificial plant materials.

C. Maintenance: Landscaping areas shall be maintained by the property owner(s) upon whose property they are placed in a clean, orderly and healthy ("green/living") condition. This is interpreted to include an assumed need to provide mowing of lawns, weeding, removal of litter, elimination and/or replacement of dead or diseased plants and the regular watering of all plants.

D. Screening Requirements: Where landscaped screening is required and not predefined, the screening shall consist of evergreen shrubs closely spaced and maintained at substantially the specified height of said required screening. When not otherwise specified, screening shall consist of shrubs that will grow to a mature height of five (5) to six feet (6'). (Ord. 3182, 12-9-2002)

### **10-33-3: CORRIDORS DEFINED:**

Public roadways within the city of Nampa that are classified as arterials or collectors serve as principal entry and exit routes in, out and through the city. Those roadways include prominent "gateway" rights of way such as Garrity Boulevard, Nampa Caldwell Boulevard, 12th Avenue South Road (Hwy. 45), Nampa Boulevard, Franklin Boulevard, Can Ada Road, Karcher Road (Hwy. 55), and 11th Avenue. All Nampa city rights of way identified as major or minor arterials or major or minor collectors as shown on the currently utilized Nampa

urban boundary and functional classification system map, or as so identified in the Nampa comprehensive plan transportation chapter, or as designated by the city engineer shall be hereafter designated as "corridors" intended for special landscaping. Future rights of way or extension to existing rights of way may add additional corridor length. (Ord. 3182, 12-9-2002)

#### **10-33-4: CORRIDOR LANDSCAPING REGULATIONS:**

##### **A. Landscape Standards:**

1. Corridor Buffering: Fifteen foot (15') wide landscaped buffer areas shall be provided/emplaced along arterial and collector street frontages when properties develop or redevelop in accordance with section 10-1-6 of this title.

Residential subdivisions' corridor landscaping shall be twenty five feet (25') wide as required in and by standards in chapter 27 of this title, whichever standard is more restrictive thus providing the most landscaping. Nonresidential subdivisions shall provide fifteen foot (15') wide landscape strips adjoining collector or arterial streets and along nonarterial/collector rights of way, standard setback yards shall be maintained.

The buffer area shall be a strip of ground that is on private property and abuts the edge of the street right of way. The buffer strip may contain curb cuts, signage, fire hydrants, architectural or artistic elements, mailboxes, telephone poles, light poles and other nonfence features (save temporary or permanent buildings, sidewalks, parking spaces or nonbisecting service drives) as may be approved by the city.

Along arterials and collectors, the landscape strip is required regardless of what any zoning district (except GB1, GB2, U) may require/allow for either: a) a front or street side parking setback (even if that setback happens to be or require more or less than 15 feet of setback/yard area); or b) a front or street side building setback (even if that setback happens to be or require more or less than 20 feet of setback/yard area). Any land between the strip and the developed roadway within the right of way shall also be landscaped but only with grass, crushed rock/gravel, shrubs and/or flowers as desired.

2. Landscape Buffer Development: Within gateway/arterial/collector corridor landscape strips, one city approved low growing deciduous street tree at least two inches (2") in caliper (measured 1 foot above root ball) shall be placed every twenty five feet (25') on center, ground cover shall be in terms of square footage at least seventy percent (70%) grass and, optionally, up to fifteen (15) shrubs per one hundred (100) linear feet of frontage, some decorative rock but not artificial plant materials, unless approved otherwise<sup>1</sup>. A belowground irrigation system shall be emplaced and utilized within landscape strips. Watershed from the system will be contained as much as possible on site. Trees in the fifteen foot (15') or twenty five foot (25') landscape strips shall be placed at least five feet (5') from the nearest sidewalk.

### 3. Landscape Planting Selection:

- a. Tree species allowed for inclusion in corridor landscape strips, or parts thereof, are designated as "street trees" and are listed in table 33-4 of this section.
- b. Other plants (e.g., shrubs) available from area landscape nurseries are acceptable for use in conjunction with the street trees.

### 4. Landscape Strip Development Variation(s):

- a. Spacing, strip coverage, and species variations from the fifteen foot (15') landscape strip standards may be granted in limited form and rate instance by the planning director or his/her designee if the following conditions are met:

(1) The variation is demonstrated to be required in order to provide an area on a lot for required parking and/or backing space (not just extra parking space and/or backing space) an alternative landscaping plan more suitable to the site based on existing or expected conditions is proposed; and/or

(2) The variation is demonstrated to be required because there is an existing building or public sidewalk lying within all or a portion of the area that would normally be devoted to the fifteen foot (15') wide landscape strip. In such cases the planning director or his/her designee may authorize the emplacement of fifteen foot (15') deep landscape "pods" or planters in lieu of a "strip", after reviewing and approving and an alternative landscape plan more suitable to the site based on conditions present; and/or

(3) The variation is demonstrated to be required in order to provide property vision clearance for vehicles anticipated to be leaving a development site; and/or

(4) The variation is demonstrated to be required in order to accommodate a future freestanding sign where no other more reasonable site along a property's frontage is available for its emplacement; and/or

(5) The variation is required to provide functional, nonsetback yard area because without it there would be less than sixty percent (60%) of the property upon which the landscape strip is required left to use after the strip were emplaced.

If the requirement for a part of or all of a landscape strip's emplacement is waived, then the current, pertinent property owner(s) or party may be required to sign a city approved deferral agreement providing that at a future time, should the frontage of the property be redesigned or developed such that a landscape strip could be emplaced, then the strip will be caused to be required by the city and paid for by the property owner at said time. The director or his/her designee shall require that any alternative landscape pattern/plan provide, whenever and to the extent possible, that

any landscaping area lost along property's frontage be emplaced elsewhere on the same property.

TABLE 33-4

APPROVED CORRIDOR/PARKING LOT PLANTER  
DECIDUOUS TREE LIST

Street Trees (Heights 15 - 25 Feet):

Scientific Name	Common Name
<i>Acer campestre</i>	Hedge maple
<i>A. cappadocicum</i>	Coliseum maple
<i>Gleditsia triacanthos</i>	Common honeylocust
<i>A. ginnala</i> 'flame'	Flame maple
<i>A. glabrum</i>	Rocky mountain maple
<i>A. griseum</i>	Paperbark maple
<i>A.p.</i> 'globe'	Globe Norway maple
<i>Amelanchier laevis</i>	Serviceberry
<i>A. alnifolia</i>	Alnifolia serviceberry
<i>A. canadensis</i>	Canadian serviceberry
<i>A. cumulus</i>	Cumulus serviceberry
<i>A.</i> 'Prince William'	Prince William serviceberry
<i>A.</i> 'Princess Diana'	Princess Diana serviceberry
<i>A.</i> 'Robin Hill'	Robin Hill serviceberry
<i>C. caroliniana</i>	American hornbeam

<i>C. lavallei</i>	Lavelle hawthorn
<i>C. oxycantha</i>	English hawthorn
<i>C.o. 'Paul's scarlet'</i>	Paul's scarlet hawthorn
<i>C. phaenopyrum</i>	Washington hawthorn
<i>Koelreuteria paniculata</i>	Panicled goldenrain tree
<i>L. watereri</i> c.v. <i>Vossii</i>	Vossii goldenchain laburnum
<i>P.s. 'yedoensis akebono'</i>	Akebono cherry
<i>P. virginiana 'Canada red'</i>	Canada red chokecherry
<i>P.v. melanocarpa</i> c.v. <i>'Schubert'</i>	Shubert chokecherry
<i>Pyrus callaryana</i>	Callery/Cleveland/chantclair pear
<i>P.c. 'bradford'</i>	Bradford pear
<i>P.c. 'redspire'</i>	Redspire pear
<i>P.c. 'aristocrat'</i>	Aristocrat pear
<i>P. communis</i>	Common pear
<i>C. kousa</i>	Japanese dogwood
<i>C.x. mordensis 'toba'</i>	Toba hawthorn
<i>Cotinus coggygria</i>	Smoke tree
<i>C.c. 'green'</i>	Green smoke tree
<i>M.a. 'chaparral'</i>	Weeping chaparral mulberry
<i>Prunus armeniaca</i>	Apricot

<i>Cercis canadensis</i>	Eastern redbud
<i>C. occidentalis</i>	Western redbud
<i>C.o. 'forest pansy'</i>	Forest pansy redbud
<i>S.a. 'black hawk'</i>	Blackhawk mountain ash
<i>S.a. fastigiata</i>	Dwarf mountain ash
<i>F.o. aureaefolia</i>	Golden desert ash
<i>S. cashmeriana</i>	Kashmir mountain ash
<i>P.c. 'pissard'</i>	Pissard myrobalan plum
<i>P.c. 'thundercloud'</i>	Thundercloud plum
<i>P.c. 'Krauter vesuvius'</i>	Krauter vesuvius plum
<i>P. padus</i>	European birdcherry, mayday
<i>P. sargentii</i>	Sargent cherry
<i>P.s. 'yedoensis'</i>	Yoshino cherry
<i>P.s. 'columnaris'</i>	Columnar sargent cherry
<i>P.s. 'rancho'</i>	Rancho sargent cherry
<i>P. serrula</i>	Birch bark cherry
<i>P. serrulata</i>	Oriental cherry
<i>P.s. amanogawa</i>	Amanogawa cherry
<i>P. avium</i>	Mazzard cherry
<i>P.a. 'plena'</i>	Double mazzard cherry

P.a. 'scanlon'	Scanlon cherry
P.s. Kwanzan	Kwanzan oriental cherry
P.s. 'Mt. Fuji' or 'shirotae'	Mt. Fuji cherry
P. subhirtella 'autumnalis'	Autumn flowering cherry
P.s. 'rosea'	Whitcomb flowering cherry
P.s. 'pendula plena rosea'	Double weeping cherry
C. mas	Cornelian cherry
Malus species	Flowering crabapple
Malus arnoldiana	Arnold crabapple
Malus prairiefire	Prairie fire crabapple
M. baccata 'columnaris'	Columnar Siberian crabapple
M. 'bechtel'	Bechtel crabapple
M. 'brandywine'	Brandywine crabapple
M. floribunda	Floribunda crabapple
M. 'liset'	Liset crabapple
M. 'profusion'	Profusion crabapple
M. 'royal ruby'	Royal ruby crabapple
M. sargentii	Sargent crabapple
M. 'snowdrift'	Snowdrift crabapple
M. tschonoskii	Tschonoskii crabapple



M. zumi 'calocarpa'	Calocarpa zumi crabapple
Styrax japonica	Japanese snowbell
S. obassia	Fragrant snowbell
Syringa reticulata	Japanese tree lilac
S. vulgaris	Common lilac

## B. Landscape Plan:

### 1. A landscape plan is required for all developments.

a. A landscape plan (or set of plans as may be needed and/or required by city staff) shall be submitted in conjunction with an application for a building permit for a new structure or an off street parking design permit. (Subdivision plat, planned unit development plan and conditional use permit applications all have their own landscape plan submittal requirements, and, shall also require that landscape stripping be emplaced via imposing appropriate conditions of approval.)

b. The landscape depict plan shall be drawn to scale (no smaller than 1 inch equals 30 feet) and shall indicate the following:

(1) Boundaries, property lines and dimensions;

(2) Existing trees and vegetation identified by species and size;

(3) The location and design of areas to be landscaped;

(4) Plant lists or schedules with the common name, proposed location(s), quantity, spacing, caliper size, and mature canopy size for trees of all proposed landscaping material to be emplaced;

(5) Location and description of other landscape improvements, such as earth berms, walls, fences, screens, sculptures, fountains, street furniture, lights and courts or paved areas;

(6) Planting and installation details as necessary to ensure conformance with all required standards;

(7) Indication of the proposed method of landscape irrigation including depiction of the irrigation system.

C. Existing Vegetation:

1. Retention Of Existing Trees: Existing street trees within fifteen feet (15') of edge of right of way lying along collector and arterial streets shall be retained (unless removal is approved by the city forester or parks director) save that single-family residential properties are exempt from this restriction. Where trees are approved by the city to be removed from the fifteen foot (15') landscaping strip, replacement within thirty (30) days with an acceptable caliper tree is required as follows:

Existing Tree	Replacement
Between 1" and 6" in caliper	1.5x caliper of tree removed
Between 6 1/4" and 12" in caliper	1.25x caliper of tree removed
12 1/4" or more in caliper	1x caliper of tree removed

Example: An eight inch (8") caliper tree is removed, thus an acceptable replacement could be either another eight inch (8") tree, three (3) 4-inch caliper trees or four (4) 3-inch caliper trees.

In all cases, any proposed planting within public rights of way shall require approval from the city parks director and engineer.

2. Damage During Construction: Existing trees that are retained shall be protected from damage to bark, branches or roots during construction. (Construction or excavation occurring within the drip line of any public or private, retained tree may severely damage the same.) Any tree severely damaged while site construction is proceeding, where the damage is readily apparent, shall be replaced in accordance with subsection C1 of this section.

3. Grade Changes And Impervious Surfaces: Grade changes and impervious surfaces shall be allowed at a distance from the trunk of a retained tree equal to the diameter of the tree trunk plus six feet (6'), or to the drip line, whichever is furthest from the trunk.

4. Minimum Landscaping: Existing vegetation, which is to be retained, may be used to satisfy the minimum required landscaping requirement.

D. Arrangement Considerations:

1. Vision triangles, nonblanketing of signs, and above grade clearance shall be factors affecting actual sitting of trees within buffer areas. As noted in subsection A4 of this section, the planning director, or his/her designee(s) is authorized to review and

approve minor species and spacing variations to landscape plans in order to assure that those factors are accommodated.

2. Landscaping should be used to define specific areas to help focus on entrances to properties and screen any loading, vehicle or material storage areas.

3. Landscaping should be protected from automobile and pedestrian encroachment by raised planting surfaces, depressed walks or the use of curbing. A concrete mow strip shall be emplaced on the development side of the landscape strip to separate any parking lot or service drive area from the strip.

E. Parking Lot Landscaping Development Standards: Shall be developed in accordance with provisions listed in chapter 22 of this title. (Ord. 3182, 12-9-2002)