

CHAPTER 30: ZONING

§ 30-43 LANDSCAPING

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§ 30-43.1. PURPOSE.

This section establishes regulations for the installation and maintenance of landscaping to:

- a. Improve the aesthetic appearance of landscaped and open areas;
- b. Create buffers between land uses and between private property and traffic zones;
- c. Reduce soil erosion, minimize pollutants and dust, and limit noise, heat and glare; and
- d. Promote water conservation by using established drought tolerant landscaping principles.

§ 30-43.2. GENERAL REGULATIONS.

- a. **Provision of Landscaping.** Landscaping shall be provided in accordance with this section for all residential, commercial, industrial and institutional sites.
- b. **Pre-existing Buildings and Landscaping.**
 1. Pre-existing buildings are not required to upgrade existing landscaping provided that:
 - (a) All required front and street side yard setbacks are developed with a combination of landscaping and paving, which may include grass, shrubs, vines, flowers, groundcover and trees; and
 - (b) All existing landscaping is maintained and irrigated and all new landscaping is installed in accordance with this section.
 2. Pre-existing buildings can be expanded or renovated without upgrading existing landscaping provided that:
 - (a) The site complies with the landscaping provisions of this Chapter which were in effect when the building was originally constructed;
 - (b) The addition, rehabilitation or renovation does not affect existing landscaping or parking area design; and
 - (c) The addition, rehabilitation or renovation does not increase existing floor area by more than 20%.
- c. **Architectural Review Board.** Landscaping for new projects and for project additions of more than 20% of existing floor area shall be approved by the Architectural Review Board.

1. A landscaping plan shall be submitted to and approved by the Architectural Review Board prior to the issuance of a building permit for any development subject to this section.
 2. Landscaping plans shall comply with all applicable Community Redevelopment Agency Corridor Improvement Programs.
 3. The Architectural Review Board may modify the requirements of this section for 30-43.2 projects where full compliance cannot reasonably be provided.
- d. **Compliance.** All required landscaping shall be properly installed, irrigated and inspected and a system for permanent maintenance shall be in place prior to inauguration of use. No certificate of occupancy shall be approved unless the landscaping is healthy and properly maintained and the required irrigation system is fully operational.

§ 30-43.3. LANDSCAPE STANDARDS.

Table 30-43.A provides standards for the minimum amount of landscaping required for each land use. In addition to the information provided in the table, the following standards shall apply:

a. Residential Development.

1. Front yard and street side yard areas shall be landscaped with a combination of plant materials in order to create a variety of landscape elevations;
2. Paved areas within required front and street side yard setbacks shall be limited to walkways and required driveways; and
3. Rear yard, interior yards and courtyard areas shall be fully landscaped and/or paved as appropriate to the design of the project.

b. Commercial, Mixed-Use and Institutional Development.

1. A minimum of 5% of the total land area of lots two acres or less shall be landscaped, excluding vertical mixed-use projects.
2. A minimum of 10% of the total land area of lots greater than two acres shall be landscaped, excluding vertical mixed-use projects.
3. Unless deed restrictions are more restrictive, a minimum ten-foot setback from all adjacent public rights-of-way, excluding buildings, driveways, walkways/paseos, outdoor dining areas, shall be landscaped with a combination of plant materials in order to create a variety of landscape elevations.

c. Industrial Development.

1. A minimum of 5% of the total site area shall be landscaped.
2. Unless deed restrictions are more restrictive, a minimum ten-foot setback from all adjacent public rights-of-way, excluding driveways and walkways, shall be landscaped with a variety of plant materials in order to create a variety of landscape elevations.
3. A five-foot landscaped setback shall be provided for solid walls and fences adjacent to public streets.
4. Paved areas within the minimum setback shall be limited to walkways and required driveways.

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- d. Location.** A minimum of 50% of required nonresidential setbacks shall be landscaped, excluding vertical mixed-use developments. All remaining landscaping shall be located to maximize its visibility from public rights-of-way.
- e. Parkways.** Parkways shall be landscaped with one twenty-four-inch box tree for every 25 lineal feet of adjacent street frontage in commercial, and mixed use zones and every 50 lineal feet of adjacent street frontage in residential and industrial zones, unless alternate parkway landscaping is required by the Architectural Review Board or the Department of Public Works.
- f. Phased Developments.** Areas which are part of a phased development plan and which are proposed for construction more than six months from completion of a previous phase shall be temporarily landscaped and irrigated for dust control. All parkway landscaping shall be completed concurrent with construction of the first phase of the development.
- g. Parking Lots.** Parking lots shall be landscaped in accordance with this section. Parking lot landscape design shall comply with subsection 30-21.6 of this Chapter.

Table 30-43.A: Minimum Landscaping Requirements

Land Use	Front & Street Side Yard Setbacks	Rear & Interior Yards	Minimum Percentage of Lot	Parkway
Residential Projects	Fully landscaped, except driveways and walkways	Fully improved with landscaping, patios, deck and other finished surface treatments	N/A	1, 24-inch box tree per 50 lineal feet street frontage
Mixed Use Projects	10 feet minimum landscaped setback, may include buildings, driveways, walkways/paseos, dining areas,	Improved with parking areas, landscaping and other finished surface treatments	Projects >2 acres: 5% Projects <2 acres: 10%, excluding vertical mixed-use projects	1, 24-inch box tree per 25 lineal feet of street frontage
Commercial Projects	10 feet minimum landscaped setback, may include driveways, walkways	Improved with parking areas, landscaping and other finished surface treatments	Projects >2 acres: 5% Projects <2 acres: 10%	1, 24-inch box tree per 25 lineal feet street frontage
Industrial Projects	10 feet minimum landscaped setback, may include driveways, walkways	Improved with parking areas, paved storage areas, landscaping, other finished surface treatments	5%	1, 24-inch box tree per 50 lineal feet street frontage
Institutions	10 feet minimum landscaped setback, may include driveways, walkways	Improved with parking areas, landscaping, other finished surface treatments	Projects >2 acres 5% Projects <2 acres 10%	1, 24-inch box tree per 25 lineal feet in commercial zones and 50 lineal feet in residential and manufacturing zones

§ 30-43.4. LANDSCAPE MATERIALS.

- a. **Selection.** All landscape materials shall be selected from the approved materials list maintained by the Architectural Review Board.
1. Landscaping shall be composed of a variety of plant materials, including grass, shrubs, plants, flowers, vines, trees and ground covers. Agricultural products shall not be used within required front and street side yard landscaping.
 2. Materials shall be selected for ease of maintenance, drought tolerance, soil retention, fire resistance, ability to provide shade and overall adaptability.
 3. Materials shall be compatible as to color, form and pattern with adjacent properties and integrated with the overall project including buildings, freestanding structures, parking lots and streets.
 4. Variety of Plant Materials. Landscaping shall contain a combination of low (3 – 24-inch), medium (2 – 5 feet) and tall (5 + feet) plant materials. For example, low planting may be used in the foreground, proceeding back to the tallest in the background
 5. Planting Sizes.
 - (a) Shrubs: 5-gallon minimum;
 - (b) Hedges: 15-gallon minimum;
 - (c) Flowers: 5-gallon minimum;
 - (d) Interior Trees: 15-gallon or larger (minimum 1" caliper)
 - (e) Street or Street-Facing Trees: 24" box tree (minimum 2" caliper)
 6. Prohibited. Mulch/bark shall not be a substitute to ground cover
- b. **Additional Materials Permitted.** Landscaping may incorporate materials other than plants to achieve aesthetic effect. Acceptable materials include cobbles, crushed rock, woodchips or bark, stepping stones, decorator edging, fountains and pools and low-intensity lighting. These materials shall not be used in lieu of planting materials.

30-43.5. IRRIGATION.

- a. **Automatic Irrigation.** An automatic irrigation system shall be installed in all required landscaped areas, including parkways. The system shall be adequate to insure the long-term viability of all landscape improvements.
- b. **Controls.** The system shall include backflow preventers and anti-siphon valves. The controls shall be placed in appropriate enclosures in order to reduce vandalism.
- c. **Sprinkler Heads.** Sprinkler heads and risers shall be protected from pedestrian and vehicular traffic. Pop-up heads shall be installed near curbs and sidewalks.
- d. **Excess Irrigation.** Water waste resulting from inefficient irrigation systems that create excessive runoff, overspray and other conditions in which water flows onto adjacent property or improvements shall be prohibited.

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§ 30-43.6. INSTALLATION, MAINTENANCE AND SAFETY.

- a. Installation.** Plant materials shall be installed to current nursery industry standards. Plant materials shall be properly supported to ensure survival. Support devices such as guy wires or stakes shall not interfere with vehicular or pedestrian movement.
- b. Maintenance.** Landscape maintenance is the responsibility of the property owner. Landscaping shall be maintained in a neat, clean and healthy condition. Maintenance shall consist of, but shall not be limited to, the following:
 - 1. Regular watering;
 - 2. Routine mowing and pruning;
 - 3. Fertilizing;
 - 4. Clearing of debris and weeds;
 - 5. Removal and replacement of dead plants; and
 - 6. Repair and/or replacement of malfunctioning irrigation systems and integrated architectural features.
- c. Safety.** Landscape materials shall be located and maintained so they do not:
 - 1. Interfere with safe sight distances for vehicular, bicycle or pedestrian traffic;
 - 2. Conflict with overhead or underground utility lines, overhead lights or walkway lights;
 - 3. Block pedestrian or bicycle ways;
 - 4. Interfere with basic property rights of adjacent property owners, particularly the right of solar access;
 - 5. Contribute to fire hazards, as determined by the Fire Department; and
 - 6. Present safety hazards, as determined by the Police Department.
- d. Corner Lots and Intersections.**
 - 1. A visual clearance triangle shall be established at the intersection of all streets, alleys and driveways for the purpose of maintaining adequate sight distance. The triangle shall have a minimum dimension on the sides of 15 feet.
 - 2. Within a visual clearance triangle, trees shall be pruned so that no branches extend lower than six feet above curb level. Other plants shall not exceed 2 1/2 feet in height above curb level.

§ 30-43.7. REMOVAL OF LANDSCAPING OR TREES.

- a. Removal of Approved Landscaping.** Architectural Review Board approval shall be required prior to the removal or alteration of landscaping previously approved by the City. This does not apply to routine removal of material that occurs during normal maintenance.
- b. Removal or Destruction of Trees.** Existing mature trees shall be preserved during project development whenever possible. Tree removal or destruction shall conform to the following provisions:

1. When a mature or specimen tree is removed, mutilated or destroyed the Architectural Review Board may require its replacement with a tree of equivalent size and species.
2. When more than five trees are to be cut down, uprooted, destroyed or removed within a twenty-four-month period, a permit and replacement plan must be approved by the Architectural Review Board.