

EXHIBIT A
CITY OF UNION CITY
LANDSCAPE STANDARDS POLICY STATEMENT

The following objectives, standards and criteria to be utilized as a guide for developers and by the City Council, Planning Commission and Staff in evaluating landscaping of proposed development in Union City.

GOAL

To maintain and improve the quality of development currently being established in the City of Union City and upgrade the aesthetics and function of existing developments; to buffer incompatible land uses, to provide an attractive streetscape to pedestrians, bicyclists and motorist; to minimize or soften the visual impact of buildings, structures or parking lots, to preserve the integrity of neighborhoods, reduce or eliminate heat and glare, prevent soil erosion, and minimize surface runoff.

OBJECTIVES

A. GENERAL STANDARDS

A.1. Two sets of detailed landscape and irrigation plans shall be submitted to the Community Development Director for review and approval.

(a) Minimum standards for the landscape plan are as follows:

- (1) The landscape plan shall be drawn to a scale that matches the architectural plan, site plan or civil plan. The property lines, utility lines, easements structures, parking and paved areas shall be accurately shown.
- (2) The landscape plan shall indicate the botanical name, common name, size, number and location of proposed plants. All proposed planting, existing plants/trees to remain, and trees to be removed shall be accurately drawn on the plan. In addition, plans shall indicate all hydrozones.
- (3) Trees planted shall be a minimum 15-gallon container initial size. In some instances, the Planning Commission or the City Council may require larger than 15-gallon trees when more mature landscaping is desired. Street trees shall be reviewed and approved by the City.
- (4) Shrubs shall be a minimum 15-gallon container initial size whenever available.
- (5) Live groundcover varieties shall be used in place of manufactured materials or processed matter such as "tan bark".
- (6) Live groundcover shall be spaced a minimum of 12" on center unless otherwise dictated by best horticultural practices.

- (7) All planting areas to be top-dressed with 2 inches of mulch free from debris or leaves. Sheet plastic and other nonporous materials shall not be placed under the mulch.
 - (8) Root barriers are required on all trees planted within 10 feet of paved areas.
 - (9) Plants having similar water use shall be grouped together in distinct hydrozones. At least 50% of all plant materials installed should be of drought resistant character.
- (b) Minimum standards for the irrigation plan are as follows:
- (1) Automatic irrigation shall be provided to all planting areas.
 - (2) The plan shall be drawn to the same scale as the landscape plan and hydrozones shall be indicated.
 - (3) The plan will accurately indicate the location and size of all meters, hose bibs and quick couplers.
 - (4) Backflow prevention devices will be provided at all meters.
 - (5) The location and size of all irrigation pipes will be accurately shown.
 - (6) The type of sprinkler head or drip emitter and gallons per minute of the head will be provided on the plan.
 - (7) The irrigation shall be adequately designed to minimize over spray.
 - (8) Applicants/developers are encouraged to use reclaimed water in landscape irrigation whenever possible.
- A.2. All landscape and irrigation plans shall be in compliance with the Water Efficient Landscape Ordinance No. 405-93.
- A.3. The project landscaping shall be completed prior to issuance of a Certificate of Occupancy, or within 90 days if no structure is involved. If no structure is involved, or if the project is a major expansion, the applicant will provide a certificate of deposit in the amount of 50% of the estimated installation cost of the landscaping, up to \$ 10,000-00, in order to insure installation of the planting shown on the approved landscape plan. Installation costs shall be based on a written estimate from the landscape contractor.
- A.4 The applicant will intensively maintain all new landscaping for a minimum of two years to ensure the survival and establishment of all plant materials. The applicant will continue to maintain all landscaping in accordance with the approved landscape plan for the life of the project. Dead or dying plants will be replaced as needed.

A.5. The landscaping for existing projects proposed for modification shall be upgraded as follows:

- (a) **Minor Projects** - Minor projects are defined as uses in existing buildings or expansions to existing buildings of up to 10% of the floor area. For minor projects, cosmetic upgrading of existing landscaping is required. In such cases, only enhancements to the appearance of what is already in place is required. If existing landscaped areas are seriously deficient, new planted areas shall be required. Additions to existing single-family homes are exempt.
- (b) **Major Projects** - Major projects are the expansion of over 10% of the original floor area of the building(s). Major projects will be required to fully update and upgrade the landscaping at the time the development is proposed. Bemis with 3 tiers of planting are desired along street frontages. Additions to existing single family homes are exempt.

B. DESIGN GUIDELINES

- B.1. Plant materials should be selected to provide a variety of seasonal color, leaf texture, and growth habit. Plants should be selected appropriately based upon their adaptability to the climatic, geologic, and topographical conditions of the site. Protection and preservation of native species and natural areas is encouraged.
- B.2. Where appropriate, plant materials should be arranged in informal "clusters" rather than spaced at regular intervals, to simulate natural growth patterns. Plants having similar water use shall be grouped together in distinct hydrozones.
- B.3. In those cases where railroad spur tracks approach but do not cross a street, substantial plantings of mature landscaping elements is encouraged to provide screening of such tracks viewed from the public right-of-way.
- BA. Trees and shrubbery will be located and maintained in such a fashion so as not to obscure the visibility of doors and windows from the public street.
- B.5. Concrete curbing is encouraged as a separator between parking areas and landscaped areas.
- B.6. It is recommended that landscape plans be prepared by landscape architects whenever and wherever possible.
- B.7. All parking areas should be screened from public right-of-ways with trees, shrubs, ground cover, and berms. Visibility should not be so limited as to create a public safety hazard.
 - (a) Recommended standards for landscape berms are as follows:
 - (1) Berms should not exceed a 3:1 slope (measured as 3 feet of horizontal run to 1 foot of vertical rise)
 - (2) Parking lots that are at or above street grade level shall strive to have berms a minimum of 30 inches in height from the finish grade of the parking lot, provided the berm does not exceed a 3:1 slope.

- (3) Parking lots that are below street grade level shall strive to have berms a minimum of 30 inches in height from the finish grade of the street, provided the berm does not exceed a 3:1 slope.
 - (4) Landscape berms with three tiers of planting (trees, shrubs, groundcover) are desired.
 - (5) If a vegetated swale is provided, plantings shall be used in lieu of berms to achieve a 30-inch screen.
 - (6) Where berms are not feasible, a decorative retaining wall should be used to meet the 30 inch height and/or where berms are less than 30 inches in height, planting shall be used to achieve the minimum 30-inch height.
- B.8. Parking lot landscaping should be clustered in landscaped beds to improve the horticultural environment for the trees, to visually break up the pavement areas, to enhance pedestrian walkways, and to develop view corridors or provide screening as needed. Individual, separate tree wells spaced equidistant throughout the parking lot will be discouraged.
- B.9. Planting areas on site should strive to be at least five feet wide. If appropriate, lighting fixtures should be located within these planting areas.
- B.10. Parking areas in commercial districts shall maintain a minimum 10-foot landscaped setback from the street. Within the Dyer Street Triangle twenty feet should be achieved wherever possible to establish a high quality development, a strong sense of design unity and maintain consistency with existing retail development in the Triangle.
- B.11. Parking areas in industrial districts should maintain a minimum 20-foot landscaped setback from the street.
- B.12. Lawn should make up at up at least 25% of the suggested landscaping and be used primarily along street frontages and adjacent to building entries and pedestrian gathering areas. In addition it is suggested that a minimum of 5% of the interior area of any parking lot, exclusive of any perimeter planting, be landscaped. Parking lot landscaping should provide a total of one tree for every six parking stalls. One tree for every three parking spaces shall be provided around the perimeter. The location of the trees within the parking lot is flexible and subject to City review and approval.
- B.13. The location of truck loading facilities and automobile parking areas to the side and rear of industrial building shall be encouraged. No loading facilities or truck staging area shall be allowed in the front or street side yard setback. In cases where such facilities must be placed adjacent to a front or street side yard setback, the use of decorative concrete block screen walls, planting of mature plants and other such landscaping elements will be required.
- B.14. All new single-family homes shall provide fully landscaped and irrigated front yards, subject to City review and approval.

- B.15. At least 30% of the front yard of a residential property should be permanently landscaped. Consistent with the Zoning Ordinance, not less than ten feet (10') of the front yard adjoining the property line, and not less than five feet of the required side yard on the street side of a corner lot shall be landscaped and permanently maintained.

C. SITE COVERAGE

C.1. Commercial

- (a) Commercial districts (excluding CPA district): 10- 15% required minimum landscape coverage depending upon the size of the site, its configuration or the proposed use.
- (b) Drive-in and drive-through establishments (gas stations, fast food, etc): 20% required minimum landscape coverage. Excluding sidewalks, decorative hardscape surfaces and hardscape elements can constitute up to 5% of the total requirement.
- (c) CPA, Professional and Administrative Commercial District: 15% required minimum landscape coverage.

C.2. Industrial

- (a) MG, General Industrial District: 10% required minimum landscape coverage.
- (b) ML, Light Industrial District: 10- 15% required minimum landscape coverage depending upon the size of the site, its configuration or the proposed use.
- (c) MS and MS/D, Special Industrial Districts: 15% required minimum landscape coverage.

C.3. Residential

- (a) RM 2500 and RM 3500, Multi-Family Residential Districts: 40% required minimum landscape coverage. Pools, tennis courts and other recreational facilities, as well as street furniture, kiosks, plazas and gathering areas can be included as landscaping.
- (b) RM 1500, Multi-Family Residential District: 25% required minimum landscape coverage. Pools, tennis courts and other recreational facilities, as well as street furniture, kiosks, plazas and gathering areas can be included as landscaping.