
10-6-4 Landscaping, screening, and fencing.

- A. *Purpose:* This section is intended to ensure that new landscaping and the retention of existing vegetation is an integral part of all developments, contributing to high quality vegetation, water conservation, increased property values, and improved environmental and aesthetic character of the community. Additionally, it promotes landscape design that is compatible with the surrounding environment, enhancing the visual quality and cohesion within and between developments. It is also the intent of this section to encourage the use of flexible, creative landscape design approaches that integrate water conservation principles, promote biodiversity, and support habitat for pollinators using a diverse mix of native and climate adapted shrubs, trees, and grasses. Landscaping shall incorporate water wise plant materials and landscaping practices that contribute to the implementation of low-impact development standards and support Town sustainability goals.
- B. *Applicability:* The landscaping requirements of this Chapter 10-6-4 shall apply to the following properties:
1. All new construction, including residential and non-residential, that are to be constructed by a developer or property owner;
 2. Total redevelopment of a parcel, including demolition and new construction;
 3. A construction project that:
 - a. Requires a building permit or site plan; and
 - b. Results in a disturbance of more than 50 percent of the aggregate landscape area for the property.
 4. Construction of new parking lots containing ten (10) or more parking spaces, and redesign or reconfiguration of existing parking lots containing ten (10) or more parking spaces.
- C. *Landscape and irrigation system design plans:* Landscape and irrigation design plans shall be required for subdivision, site plan, and other applications where landscape installation is a condition of approval. Plans shall comply with the requirements of this section and UDC Section 10-5-3, the Town of Erie Standards & Specifications for the Design and Construction of Public improvements, referred to herein as “Standards & Specifications”. The landscape and irrigation plans shall be submitted and reviewed as part of the development review process. Installation of approved landscaping shall occur prior to issuance of a certificate of occupancy or during the first month of the planting season, whichever is sooner. For projects with phased development, landscaping installation shall follow the schedule outlined in the Development Agreement. If the landscaping installation does not occur before issuance of a certificate of occupancy, the Town will require a letter of credit or other guarantee for improvements not installed as detailed in this section.
1. Colorado State law (C.R.S. § 12-130-117) governs the sizes and types of projects that unlicensed individuals can design independent of Town requirements. Per Colorado State Law, single and multi-family residential properties of four or fewer units not including common areas are exempt from State licensure. For those projects that are exempt from State licensure, one of the following certifications are required: Associated Landscape Contractors of Colorado Landscape Industry Certified Technician, Qualified Water Efficient Landscaper (QWEL) program, or another program labeled by U.S. Environmental Protection Agency’s WaterSense program.
- D. *General landscaping requirements and standards:* Landscaping shall be designed to complement the use and function of the area and incorporate elements such as trees, shrubs, live plant groundcover, mulches, and water-efficient irrigation systems. Water efficiency shall be a primary goal in all landscape improvements. All vegetation that requires supplemental irrigation shall be irrigated to ensure successful plant establishment

and long-term maintenance. Irrigation systems shall be designed to be water efficient and minimize water waste.

1. Plant material requirements

- a. Landscaping for all development shall include a variety of waterwise plant materials such as trees, shrubs, ornamental grasses, groundcovers, annual and perennial flowering species, turfgrasses, and mulches that provide visual interest during all seasons.
- b. Plants shall be selected and planted appropriately based upon their adaptability to the climate, geological, and topographical conditions of the project site. To the maximum extent possible, plant materials shall be used that reduce water consumption, maintenance, and dependence on fertilizers and insecticides.
- c. Landscaping shall consist of both living plant materials and non-living materials (see Section F. for minimum living plant material requirements by development type, as applicable).
 - i. Ornamental grasses, ground covers, deciduous and evergreen shrubs and trees, turfgrass, and native or dryland seeding shall be considered living plant materials. Weeds shall not be considered as living plant materials.
 - ii. Non-living landscape materials (e.g., rocks, wood, metal, etc.) may also be used to define space and create visual interest. The use of these materials will not count towards the minimum living plant material requirements.
- d. When landscaped areas are adjacent to natural areas or open space, plants shall be selected to continue that native appearance along the border with the open space or natural area.
- e. At least 75 percent of all annuals and trees, and 100 percent of shrubs, perennials, groundcovers, and ornamental grasses used to landscape each site regulated by this Section must be selected from the Private Owned Landscaping List, or other waterwise, resource wise, or xeriscape plant materials, approved by Town, except as excluded below. Plants that may not be planted as landscaping as specified in the Private Owned Landscaping List.

2. Plant quality requirements:

- a. All plant material shall comply with or exceed minimum standards in the Colorado Nursery Act Regulations (CRS Title 35, Article 26) and the current edition of the American Standard for Nursery Stock (ANSI Z60. 1-2014). Plants shall have a habit of growth that is normal for the species and shall be of good health, vigorous growth, and free from insect pests, diseases, and injuries. All plants shall equal or exceed the measurements specified on the landscape plan. Substitutions shall not be permitted without the written approval of the Town.

3. Tree protection and preservation requirements:

- a. All trees shall be protected and preserved as specified in [Section 10-6-2.C](#) Native and specimen tree and vegetation protection of the UDC.

4. Plant size requirements:

- a. All living plant materials shall meet or exceed the plant size requirements as specified in Standards and Specifications.

5. Cool-season turfgrass requirements:

- a. The use of cool-season turfgrass or sod, seed and seed mixtures that contain more than 20% of a mixture of cool-season grass species shall be prohibited.
 - i. Exceptions and Exemptions:

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1. Active recreational areas that benefit from the durability of cool-season turfgrass, such as multi-purpose fields, golf courses, play areas, and civic gathering spaces, are exempt from the requirements of this section.
 - b. Cool-season turfgrass is prohibited in landscaped areas less than eight (8') wide,
 - c. Cool-season turfgrass is prohibited in areas with slopes equal to or greater than a 4:1 grade (25 percent),
 6. *Artificial turf or non-vegetative turfgrass requirements:*
 - a. Allowed Use:
 - i. Artificial turf may be used in sports field applications.
 - ii. Artificial turf may be used to replace sod or native seed areas in backyards or single-family (detached and attached) residential lots. If a property owner installs artificial turf, the property owner shall meet the residential yard landscape requirements.
 - iii. Artificial turf may be used in non-residential and mixed-use developments.
 - iv. Artificial turf specifically designed for pet use may be used in dog parks.
 - b. Materials:
 - i. Artificial turf shall be a cut pile infill type and shall be manufactured from polypropylene, polyethylene, or a blend of polypropylene and polyethylene fibers stitched onto a polypropylene or polyurethane mesh or hole-punched backing. Hole-punched backings shall have holes spaced in a uniform grid pattern with spacing not to exceed four inches by six inches on center.
 - ii. Artificial turf types shall be free of PFAS chemicals.
 - c. Installation: Artificial turf shall be installed per the manufacturer's recommendations. Additional underground drainage will be required and may be reviewed on a case-by-case basis based on impacts to the existing drainage system.
 - i. Slope Restrictions: The installation of artificial turf on slopes greater than 6.6% shall require the applicant to consult with the manufacturer on recommendations for installation and use.
 - d. General Appearance: Artificial turf shall be installed and maintained to effectively simulate the appearance of a well-maintained turfgrass.
 - e. Specific Prohibited Uses:
 - i. Artificial turf may not be used within curbside landscape areas and medians in any zone district.
 - ii. Artificial turf may not be used to satisfy living plant material requirements.
 - iii. Where the use of artificial turf or natural turf is permitted, the use of indoor or outdoor plastic or nylon carpeting or other materials or combinations of materials as a replacement for artificial turf or natural grass is prohibited.
 - iv. Artificial turf shall not be used in the right-of-way.
 7. *Hydrozoning requirements:*
 - a. Plants are to be hydrozoned – or grouped - with plants that have similar water requirement.

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- i. For example, plants of a very low hydrozone are not to be planted in a moderate to high hydrozone.

8. *Mulch requirements:*

- a. Organic mulch (e.g., bark and wood chips) shall be applied at one (1) cubic yard per eighty (80) square feet at a depth of four (4) inches, and as appropriate to each species to maintain soil moisture and reduce evaporation.
- b. Inorganic mulch (e.g., rock, gravel, or cobble) shall have a minimum depth of two (2) inches.
- c. Mulch shall be applied at the soil surface, not against the plant stem or base of tree trunks, to minimize insect or trunk damage.

9. *Soil amendment requirements*

- a. The existing soil shall be amended with a minimum of three cubic yards of organic matter per one thousand (1,000) square feet of landscaped area, tilled into the soil to a depth of not less than six (6) inches.

10. *Water features requirements*

- a. Water features (e.g., ponds, lakes, waterfalls, jets, fountains, artificial streams, infinity pools, or cascades wherein water is artificially supplied to create or operate the feature) shall recirculate water and be designed to reduce evaporation.
- b. Wind shut off devices are required.

11. *Fire wise landscaping requirements*

- a. Wood mulches and highly flammable living plant materials are not allowed within the first five (5) feet from structures.
- b. Non-flammable materials such as flagstone, pavers, or rock mulch and fire resilient live plant materials, as specified in the Private Owned Landscaping List, shall be installed within the first (5) feet of the home or building.

12. *Irrigation system requirements*

- a. All landscaped areas, with the exception of edible produce and native plants and grasses that do not require supplemental irrigation post-establishment, shall be watered with an adequate and complete-coverage automatic water-efficient irrigation system.
- b. In mulched planting areas, the use of low flow irrigation is required for any vegetation that will exceed 12 inches mature height.
- c. Automatic rain sensors shall be installed that are designed to turn off irrigation during rainfall.
- d. Irrigation systems shall be designed to prevent runoff, low head drainage, overspray or other similar conditions where irrigation water flows onto non-targeted areas, such as adjacent property, non-irrigated areas, hardscapes, roadways, or structures.
- e. The design of the irrigation system shall conform to the hydrozones of the landscape design plan.
 - i. Each irrigation zone shall irrigate a hydrozone with similar microclimate, soil conditions, slope, and plant materials with similar water demand.
 - ii. Sprinkler heads and other emission devices shall be selected based on what is appropriate for the plants and soil type within that hydrozone.

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- f. The irrigation system must be designed and installed to meet, at minimum, any water windows or restrictions for operation such as day of the week and hours of the day .

13. *Additional irrigation system requirements:*

- a. a. With the exception of single-family detached and duplex private lots, all other landscaped areas shall comply with these additional irrigation requirements: Smart irrigation controllers labeled by the U.S. Environmental Protection Agency's WaterSense Program or with published reports posted on the Smart Water Application Technologies website are required. These requirements are encouraged for single-family and duplex private lots.
- b. Irrigation systems shall use sprinkler bodies and nozzles that are certified under EPA WaterSense.
 - i. Six inch (6") pop up height in turfgrass areas is required for all spray heads and rotors.
 - ii. Check valves or anti-drain valves are required on all sprinkler heads.
- c. Sensors (freeze, wind, soil moisture) either integral or auxiliary, that suspend or alter irrigation operation during unfavorable weather conditions or when sufficient soil moisture is present shall be required on all irrigation systems.
- d. In order to reduce runoff and maximize sprinkler effectiveness, maximum application rate shall be 1.25 inches per hour.
- e. Irrigation systems shall be designed to ensure that the operating pressure at each emission device is within the manufacturer's recommended pressure range for optimal performance.
- f. Manual shut off valves (such as a gate valve, ball valve, or butterfly valve) shall be required, as close as possible to the point of connection of the water supply and to isolate sections of mainline on larger systems, to minimize water loss in case of an emergency (such as a main line break) or a routine repair.
- g. Master shut off valves and flow sensors, integrated with the automatic irrigation controller, are required.
- h. Dedicated landscape water meters shall be installed for all irrigated landscaped areas of 5,000 square feet or more.

E. *Additional landscaping requirements by property type:* In addition to general landscaping described in section 10-6-4 I.1, specific landscaping requirements and standards are set forth below for various development and property types. The minimum landscaping requirements in this chapter are cumulative.

- 1. *Rights-of-way and curbside landscaping strips* This section shall apply to landscape outside of private lots within the public right of way.
 - a. Living plant material requirements.
 - i. Living plant material shall be appropriate to the use and function of the area described in section including ornamental grasses, trees, perennials, annuals, groundcover, or shrubs. The following requirements are based on the width of the curbside landscape strips measured from back of curb to sidewalk:
 - ii. Less than 4-feet wide: Full coverage with rock mulch or hardscaping. This area is too narrow to support live plant material.
 - iii. In areas 3 to 4 feet wide – full coverage with rock mulch or hardscaping.
 - iv. In right of ways adjacent commercial uses, curbside landscaping strips may be paved if it functions as pedestrian access to storefronts and is integrated into the overall design of the other improvements on the site, as approved by the Town.

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- v. Cool-season turfgrass is not permitted in public rights-of-way.
 - vi. When on-street parking is present, landscaping shall be designed to allow a reasonable route from on-street parking to the sidewalk with hardscaping, gravel or alternative turf and without live plant materials. Routes shall be provided no greater than 50-feet apart. Alternative turf or a 2-foot gravel strip parallel along the curb to allow for vehicle existing is encouraged.

b. Street tree and Curbside Landscape Strip requirements.

- i. A minimum of one street tree shall be provided for every 40 linear feet of street frontage or portion thereof, with a minimum of two trees per lot for lots that have a minimum frontage of 60 linear feet. Street trees shall be planted within the curbside landscaping strip portion of the right-of-way with adequate spacing to allow for the mature spread of the trees. When a curbside landscaping strip is not provided, trees shall be planted within ten feet of the back of curb. Trees may be clustered for design effect, but no groupings shall exceed 120 feet between street trees. Additional tree placement requirements are found in the Town of Erie Public Improvement Standards & Specifications.
- ii. Street trees shall be deciduous, thornless, fruitless canopy trees with mature heights between 30 and 60 feet and canopies that mature to at least 25 feet wide.
- iii. Where the curbside landscaping strip is less than 6-feet wide, street trees shall be planted with root barrier between the tree and sidewalk. Root barrier to be a minimum 2 feet deep and extending a minimum 10 linear feet parallel to the sidewalk and centered at the tree trunk.
- iv. Trees located near intersections and within the visibility triangle shall be subject to Standards and Specifications.

c. Irrigation requirements.

- i. The property owner shall install an automatic, water efficient irrigation system for all landscaping within public rights -of-ways.
- ii. Trees and shrubs are to be drip irrigated unless located amid alternative turf and will receive adequate spray irrigation.
- iii. Alternative turf areas are to be spray irrigated and on a separate zone from drip irrigation and native seed zones. Alternative turf areas are to be irrigated according to distributor recommendations or just often enough to keep them looking green and healthy in the summer.
- iv. Native seed areas are to be in a separate zone from drip irrigation and alternative turf spray areas and have permanent irrigation lines installed. Once fully established, native grass zones may be turned off except in times of extreme drought and heat that may threaten the survival of the grasses.

d. The width of curbside landscaping strip shall be designed to the Town Standards & Specifications.

e. Maintenance of curbside landscaping

- i. Where multi-family, commercial, or mixed uses are adjacent and where foot traffic is intended, alternative sod and native grass is to be maintained at a height no

taller than 6 inches. As native grass and alternative sod are often reliant on self-seeding for long term survival, it is not recommended that it is mowed lower than 5 inches.

ii. Where single family detached and attached uses are adjacent or where frequent foot traffic is not expected, maintain native seed and alternative turf at a minimum height of 6 inches and no taller than 12 inches.

2. *Single-family, duplex, and Townhome private lots:*

a. Living Plant Material Requirements.

- i. Provide permanent landscaping in the front yard of each home. There shall be a minimum of 70 percent of the gross front yard area, excluding driveways, landscaped with live plant materials. Mature tree and shrub canopies may count toward the 70 percent requirement.
- ii. Install landscaping within the side and rear yard such that a minimum of 50 percent of the combined (side and rear) yards is landscaped with live plant material. Mature tree and shrub canopies may count toward the 50 percent requirement.
- iii. Install a minimum of one tree per 1,000 square feet of landscaped area, distributed on the site with a minimum of one tree.

b. Cool-season turfgrass limits.

- i. Cool-season turfgrass varieties are not permitted.
- ii. Alternative turfgrass species shall be limited to 50 percent of the gross front, side, and rear yard.

c. Private Common Areas, such as Garden Courts

- i. A minimum of 70 percent of the landscape area shall be landscaped with living plant material coverage at maturity. Mature trees and shrub canopies may count towards the requirement.
- ii. Install a minimum of one tree per 1,000 square feet of landscaped area, distributed throughout the designated area.
- iii. Install a minimum of one shrub per 150 square feet of landscaped area. Shrubs shall be grouped and distributed throughout the designated area. Trees may be substituted for up to one-half of the required shrubs at the rate of one tree for ten shrubs and vice-versa, subject to town approval.

3. *Multi-family dwelling units:*

a. Living Plant Material Requirements.

- iv. A minimum of 20 percent of the gross site area, including private and common areas, shall receive landscape improvements.
- v. A minimum of 50 percent of the landscape area shall be landscaped with living plant material coverage at maturity. Mature trees and shrub canopies may count towards the 50 percent requirement.
- vi. Install a minimum of one tree per 1,000 square feet of landscaped area, distributed on the site.

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- vii. Install a minimum of one shrub per 150 square feet of landscaped area. Shrubs shall be grouped and distributed throughout the site. Trees may be substituted for up to one-half of the required shrubs at the rate of one tree for ten shrubs and vice-versa, subject to town approval.
 - b. Cool-season turfgrass limits.
 - i. Cool-season turfgrass varieties are not permitted.
 - ii. Alternative turf shall be limited to recreational use areas or other space that is regularly used for civic, community or recreational purposes.
 - c. Private Common Areas, such as Garden Courts
 - i. A minimum of 70percent of the landscape area shall be landscaped with living plant material coverage at maturity. Mature trees and shrub canopies may count towards the requirement.
 - ii. Install a minimum of one tree per 1,000 square feet of landscaped area, distributed on the site.
 - iii. Install a minimum of one shrub per 150 square feet of landscaped area. Shrubs shall be grouped and distributed throughout the site. Trees may be substituted for up to one-half of the required shrubs at the rate of one tree for ten shrubs and vice-versa, subject to town approval.
 - 4. *Nonresidential:*
 - a. Living Plant Material Requirements.
 - i. Outside of Old Town and Downtown, A minimum of 20 percent of the gross site area shall be landscaped area, including landscape buffer, landscape screening, parking lot island landscaping and drainage areas.
 - ii. A minimum of 50 percent of the landscape area shall be landscaped with living plant coverage at maturity. Mature trees and shrub canopies shall not count towards the 50 percent requirement.
 - iii. A minimum of one tree per 1,000 square feet of landscaped area, distributed on the site.
 - iv. A minimum of one shrub per 150 square feet of landscaped area. Shrubs shall be grouped and distributed throughout the site. Trees may be substituted for up to one-half of the required shrubs at the rate of one tree for ten shrubs, and vice-versa, subject to Town approval.
 - v. The property owner shall provide right-of-way landscaping pursuant to section.
 - vi. Landscape improvements shall be designed to enhance the overall appearance of the development and integrate the project with adjacent land uses and the surrounding neighborhood.
 - b. Cool-season turfgrass Limits.
 - i. Cool-season turfgrass varieties are not permitted in nonresidential developments. Exceptions may be made for active recreation areas with written approval from the Town.
 - ii. Alternative turf shall be limited to recreational use areas or other space that is regularly used for civic, community or recreational purposes.
 - iii. Alternative turf shall not exceed 30 percent of the total landscaped area.
 - 5. *Parking lot landscaping:*
 - a. Parking lot landscaping shall break up expanses of pavement, create shade, buffer views of parking lots from adjacent streets and development, and enhance the overall appearance of each project.

c. Living Plant Material Requirements.

- i. A parking island at least 10 feet in width from back of curb shall be provided per group of 15 parking spaces to break up large expanses of pavement and to create a tree canopy for shade.
- ii. At least one tree per parking island shall be provided. A minimum of one tree per 15 parking spaces shall be provided. . Shrubs and ornamental grasses may substitute trees at the rate of one tree for ten shrubs in planting areas less than ten feet wide. A parking island less than 10-feet in width from back of curb shall provide a suspended pavement system, such as Silva Cell, for each tree provided.
- iii. A minimum of one shrub per parking space, to be grouped in landscape islands or around the parking lot perimeter.
- iv. In parking lots, the existing soil shall be amended with a minimum of five cubic yards of organic matter per one thousand (1,000) square feet of landscaped area, tilled into the soil to a depth of not less than six (6) inches.

d. Vegetated Swales Requirements. Where vegetated swales are provided these requirements shall apply:

- v. Interior areas of the surface parking lot shall include vegetated swales located below the vehicle parking surface, located and designed so that stormwater from the vehicle parking surfaces flows into such swales to the maximum extent practicable.
- vi. Vegetated swales may be provided in lieu of parking islands to break up large expanses of pavement.
- vii. Each required vegetated swale shall be at least eight feet in width from back of curb, and shall be at least twenty feet in length.
- viii. Vegetated swale landscaping shall count toward parking lot landscaping and shall not require additional landscaping. Vegetated swales serving as a water quality measure shall meet Town Standards & Specifications.

e. . Cool-season turfgrass Limits.

- i. Cool-season turfgrass varieties are not permitted in parking lots.

6. *Stormwater facilities:*

- a. To the maximum extent reasonably feasible and functional, stormwater facilities shall be located, designed, and managed for use as year-round neighborhood open space and recreation areas.
 - (i) Stormwater facilities serving as active recreation areas shall take special considerations for plant selection and maintenance must be taken into account to ensure ecological integrity, public safety, and functionality of the facility. Facilities designated as active recreation areas are exempt from these landscaping requirements and may utilize cool-season turfgrass seed mixes to enhance the functionality of the facility.
 - (ii) Stormwater facilities serving as passive recreation areas and neighborhood open space shall be planted with low-water and/or native grass seed varieties and other low-water use plant materials.

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- b. Stormwater facilities shall be designed to blend seamlessly with the surrounding landscape, appearing natural in shape, and naturalized landscape plantings. These facilities shall be designed to allow for naturalization with trees, woody plants, native grasses, and other naturally occurring features (i.e., rocks).
 - i. When possible, the bottoms of stormwater facilities shall be seeded and/or planted with water tolerant seed or plant materials that are capable of handling occasional water inundation. Designated areas within these facilities shall be maintained free of weeds at all times throughout the year.
 - c. Berming to increase facility capacity shall be discouraged. If permitted, the maximum height of the berm shall be three feet with berming to be contoured to take on a naturalized shape. Berms should be planted with native vegetation to enhance ecological function and naturalized visual appeal.
 - f. In commercial and industrial developments, the Town will consider a more structured stormwater facility, if designed to complement the architectural and overall site design, rather than a naturalized stormwater facility.
- F. *Guarantee of installation:* Required landscape improvements shall be installed prior to issuance of a certificate of occupancy for all structures. However, if the landscaping is not able to be installed prior to a certificate of occupancy being issued due to winter weather, the property owner shall post a financial guarantee for the improvements equal to 115 percent of the cost of improvements before the certificate of occupancy is issued. Installation shall then occur by June 30 of the following year. This guarantee shall be released upon acceptance by the town for the installation of the completed landscaping. This requirement is separate from those that may be found in the development agreement.
- G. *Maintenance:* Every property owner and any tenants shall maintain and keep their landscaped areas in a well-maintained, safe, clean, and attractive condition at all times. Homeowners' Associations (HOAs) operating within the jurisdiction of the Town of Erie shall be responsible for the enforcement of the provisions set forth in this sub-section 10.6.4.G within the boundaries of their respective communities. The Town of Erie shall retain the authority to enforce the provisions of this section in instances where an HOA fails to act or where enforcement by the City/Town is deemed necessary. Such maintenance shall include without limitation the following:
- a. Landscaped areas shall be substantially kept free of trash, litter, weeds, and other such materials or plants not part of the landscape.
 - b. Landscaping within common open spaces and adjacent street rights-of-way shall be maintained by the property owner.
 - b. All live plant material shall be maintained in a healthy and growing condition, and must be replaced with live plant material of similar variety and size selected from the Town's approved plant lists (size not to be smaller than the minimum required by this UDC at the time of replacement) if diseased, damaged, destroyed, or removed within two years of installation.
 - c. The property owner or tenants shall provide all regular and normal maintenance of landscaping including weeding, irrigation, fertilization, pruning, and mowing necessary to comply with this section. Areas of native or naturalized landscape are exempt from this level of maintenance. Acceptable maintenance of native plants includes, but is not limited to, removal of dead or diseased plants, weed control, and seasonal mowing.
 - d. Turf grass shall be mowed to a height of three and one-half inches, in order to promote root growth and reduce water requirements. Native grass shall be mowed to a minimum height of 4 inches with a recommended minimum height of 6 inches.

- e. It shall be allowable for turf grass to lose green color if kept dormant for water conservation purposes.
- e. Replenishing mulch which no longer covers the area which it was originally deposited so as to achieve full coverage to a minimum depth of four inches for organic mulch and two inches for inorganic mulch.
- f. Cleaning of abutting waterways and maintenance of landscaped areas in the public right-of-way adjacent to the property, unless such streets, waterways, or landscaped areas are expressly designed to be maintained by a designated governmental authority.
- g. The property owner shall not use live plant materials that exhibit evidence of insect, pest, or disease, and shall appropriately treat any and all damaged plants, and shall remove and replace any and all dead plant material with living plant materials.
- h. Irrigation systems are to be monitored and adjusted periodically to ensure that the water demands of all plant materials are being met.
- i. Irrigation system repairs shall be made withing seven days of discovery of damage, unless seasonal conditions prohibit repairs.

H. *Screening:*

1. *Purpose:* Screening consists of landscaping, the retention of natural vegetation, or the use of physical structures to block views of specific activities or specific parts of a property or structure. Applicants are encouraged to locate the types of features listed in this section where they are not visible from off-site or public areas of a site, so that screening is unnecessary.
2. *Applicability:* All uses shall provide screening as specified in this section to minimize the visual impacts on surrounding properties.
3. *Buffer types.* The types of buffers listed in table XX-1 below shall be provided according to the locations specified in table XX-2 Uses in the far-left column of table XX shall provide landscape buffers on the property where the use is located. The landscape buffer shall be located adjacent to the frontages and uses that are to be buffered.

Table XX-1 Types of Landscape Buffers			
Buffer Type	Minimum Width	Planting Requirements	Fence or Wall Requirements
A	No additional buffer; Building setback	No additional requirements; Per use based landscape standards and right of way landscaping	
B	15 feet ¹	1 tree and 5 shrubs per 500 square feet	
C	20 feet	1 tree and 5 shrubs per 500 square feet. Trees and shrubs may be clustered to best shield views and	As indicated, solid opaque 6-ft privacy fence with masonry columns every 50-ft. Full masonry

		soundsrom residential. 50% evergreen trees unless view corridors for residential would be negatively impacted	fence shall be required at Town's discretion.
D	30 feet	1 tree and 5 shrubs per 500 square feet	As indicated, Solid opaque 6-ft privacy fence with masonry columns every 50-ft. Full masonry fence shall be required at Town's discretion.

a. Buffer Type B can be reduced to 10-ft if no easements are present.

b. *Turf limits:*

1. Cool-Season Turf is not permitted in screening landscaping or any of the landscape buffers.
2. Alternative Turf is permitted within all landscape buffer types.

4. Required Buffer Types. The types of buffers listed in table XX below shall be provided according to the locations specified in table XX Uses in the far-left column of table XX shall provide landscape buffers on the property where the use is located. The landscape buffer shall be located adjacent to the frontages and uses that are to be buffered.

Table XX. Required Buffer Type by Adjacent Land Use							
	Adjacent Frontages Buffered				Adjacent Uses Buffered		
Uses Providing Buffer ↓	Railroad, Highway or Arterial Right of Way	Collector Right of Way	Local Streets or Other Right of Way	Town Owned Parks, Open Space, or Trail	Single-Family Detached or Duplex	Multifamily and other attached residential buildings	Mixed-use and nonresidential
Single Family Detached or Duplex Residential subdivision	D with perimeter fence	C	A	C	NA	NA	NA
Multifamily and other attached residential buildings	D with perimeter	C	A	C	D with Fence	C	C with Fence

	er fence						
Mixed-use and Commercial buildings in Downtown or Commercial Districts within Mixed Use Developments	A	A	A	C with Fence	A	A	A
Mixed-use and Commercial buildings in other districts	D	C	A	C with Fence	D with Fence	D with Fence	B
Industrial, including Auto Wrecking, recycling, salvage yard/junkyard, and Outdoor Storage	D with perimeter fence	D	D	D with Fence	D with Fence	D with Fence	B
Parking areas	D	C	C ¹	C	NA ²	NA ²	NA ²
Drive-through Service and Stacking Drives	D	C	B	B with Fence	D with Fence	C with Fence	B

- a. Can be reduced in Downtown or Old Town
 - b. Parking areas shall apply to Parking lot or structure as a principal use. Parking as an accessory use shall use the buffer requirement of the principal
 - c. *Alternative buffer requirements.* The director may approve an alternative equivalent compliance per 10-6-1 for alternative buffer requirements based on the consideration of the scope and scale of the proposed development and mix of uses, the proposed building placement and design, the quality of the proposed landscape design and decorative screen wall as applicable, the width of the buffer, and site perimeter conditions.
5. *Outdoor refuse/recycling collection and donation bin facilities:* For purposes of this section, the term "refuse/recycling collection receptacles" includes dumpsters, garbage cans, trash compactors, recycling receptacles, donation bins, debris piles, or grease containers, but does not include trash or recycling receptacles for pedestrians or for temporary construction sites. This section also does not apply to refuse collection receptacles such as garbage cans and recycling receptacles that are stored indoors and brought outdoors on garbage pickup days.

In order to reduce the visual impacts of outdoor refuse/recycling collection receptacles, and to avoid problems with blown trash and pests, all outdoor refuse/recycling collection receptacles shall adhere to the following standards:

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- a. *Location:* Outdoor refuse/recycling collection receptacles shall not be located in a required front setback, and should, depending on the size of the site and need for access by refuse/recycling collection vehicles, be set back from the front plane of the principal structure. Refuse/recycling collection receptacles shall not be located in any setback area or required landscaping area which abuts an adjacent residential use. Refuse/recycling collection receptacles shall not be located within any area used to meet the minimum landscaping or parking and loading area requirements of this UDC, or be located in a manner that obstructs or interferes with any designated vehicular or pedestrian circulation routes onsite.
 - b. *Screening enclosure:* All outdoor refuse/recycling collection receptacles, other than those used by a single-family dwelling units, shall be screened from view on all sides by a durable sight-obscuring enclosure consisting of a solid fence or wall six feet in height that matches the building materials of the principal building that it serves. The access shall be screened with an opaque gate six feet in height. Donation bins are not required to provide screening for the public access areas of the facility. The enclosure shall be maintained in working order, and remain closed except during deposits and pick-ups.
 - c. *Maintenance of refuse/recycling collection receptacles and screening enclosures:* Lids are required on all outdoor refuse/recycling collection receptacles. Lids and screening enclosure gate shall remain closed between pick-ups, and shall be maintained in working order. Screening enclosures and gates shall be kept in good repair. Property owner or tenant shall be responsible for installing a sign on exterior of screening enclosure indicating that lid and gate to remain closed.
5. *Service and off-street loading areas:* Service and off-street loading berths shall be designed and located to reduce the visual and acoustic impacts of these functions on adjacent properties and streets. Screening materials shall be the same as, or of equal quality to, the materials used for the primary building. Landscaping shall also be incorporated to aid in screening the non-enclosed service and off-street loading areas and softening the appearance of the screening wall or fence.
 7. *Rooftop mechanical equipment:* Rooftop mechanical equipment, including HVAC equipment and utility equipment that serves the structure, shall be screened. Screening shall be accomplished through the use of parapet walls or a sight-obscuring enclosure around the equipment constructed of one of the primary materials used on the primary facades of the structure, and that is an integral part of the building's architectural design. The parapet or screen shall completely surround the rooftop mechanical equipment to an elevation equal to or greater than the highest portion of the rooftop mechanical equipment being screened. In the event such parapet wall does not fully screen all rooftop equipment, then the rooftop equipment shall be enclosed by a screen constructed of one of the primary materials used on the primary facade of the building so as to achieve complete screening.
 8. *Wall-mounted mechanical equipment and meters:* Wall-mounted mechanical equipment shall not be placed on the front facade of a building or on a facade that faces a right-of-way to the maximum extent reasonably practicable. Wall-mounted mechanical equipment, including air conditioning or HVAC equipment and groups of multiple utility meters, that extends six inches or more from the outer building wall shall be screened from view from streets; from residential, public, and institutional properties; and from public areas of the site or adjacent sites through the use of (a) sight-obscuring enclosures constructed of one of the primary materials used on the primary facade of the structure, (b) sight-obscuring fences, or (c) trees or shrubs. Wall-mounted mechanical equipment that extends six inches or less from the outer building wall shall be designed to blend in with the color and architectural design of the subject building.
 10. *Ground-mounted mechanical equipment and utility fixtures:* In addition to the requirements and standards set forth in section 10-5-4.H, ground-mounted above-grade mechanical equipment shall be screened by ornamental fences, screening enclosures, trees, or shrubs. Ground-mounted mechanical

equipment, including air conditioning or HVAC equipment and groups of multiple utility meters shall be screened from view from streets and from public areas of the site or adjacent sites through the use of (a) sight- obscuring enclosures constructed of one of the primary materials used on the primary facade of the structure, (b) sight-obscuring fences, or (c) trees or shrubs.

11. Parking lots and drives shall be screened from streets and adjacent residential properties using a combination of the following: Such berming or screening walls and fencing may be located within the landscaped buffer prescribed in this section. Parking, internal drives or streets may not extend into the landscape buffer.

(i) sight-obscuring wall shall be fully opaque and constructed of one of the primary materials used on the primary facade of the structure

(ii) sight-obscuring fence. Fences less than 50% opaque shall require additional landscaping to provide full sight obstruction.

(iii) landscaping shall be planted at a density so as to provide effective screening within two years from the date of installation

12. *Outdoor storage:*

- a. Outdoor storage is an accessory use that shall meet the following design standards: Each outdoor storage area shall be incorporated into the overall site design and screening shall be complimentary in design to the primary structure on the site.
- b. Surfacing of the outdoor storage area shall be asphalt or concrete. Recycled asphalt, recycled concrete or equivalent may be considered for industrial uses, and the final approval of the alternative shall be the final decision maker for the application.
- c. If the outdoor storage area is covered, then the covering shall be designed to be complimentary to the principal structure.
- d. No materials may be stored in areas intended for required parking, vehicular or pedestrian circulation, loading zones and fire lanes.
- e. Outdoor storage shall be located behind the front façade of the principal structure.
- f. Outdoor storage areas shall be screened from view from all property lines and adjacent rights-of-way by a solid fence or wall between six and eight feet in height. The fence shall meet the following standards:
 - i. The fence shall incorporate at least one of the predominant materials and one of the predominant colors used in the primary structure. However, the fencing material shall not be metal.
 - ii. The fence may exceed eight feet in height where the difference in grade between the right-of-way and the outdoor storage area makes a taller fence necessary to effectively screen the area. Approval for fencing that exceeds eight feet in height shall be at the discretion of the final decision maker for the application.
 - iii. Materials may not be stored higher than the height of the fence without an approval by special review use application. Vehicles may exceed the height of the fence. Trailers, semi-trailers, cargo containers, shipping containers, walk-in coolers or similar containers may exceed the height of the fence however, they shall not be stacked on top of each other in outdoor storage areas.

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- g. A landscaped earth berm may be used instead of or in combination with a required fence or wall. The height of the screening with a berm shall meet the fencing requirement.
 - i.
11. *Uses adjacent to auto wrecking, recycling and salvage yard/junkyard:*
- a. A 30-foot-wide planting area composed of screening landscaping is required around the perimeter of the auto wrecking, recycling and salvage yard or junkyard when adjacent to a residentially zoned property, and 15-foot-wide planting area is required when adjacent to all other property. The planting area shall not be located within a public right-of-way.
 - b. An auto wrecking, recycling and salvage yard or junkyard shall be screened by ornamental walls or fences so that they cannot be seen by a person standing at ground level at any place immediately adjacent to the property on which the operation is located.

12 Cluster mailbox facilities:

- a. Cluster mailbox facilities shall be located on a concrete pad with accessible access from a sidewalk.
- I. *Fencing and walls:*
- 1. *Purpose:* The purposes of these fencing and wall standards are:
 - a. To permit the construction of appropriate fences and walls while preventing the monotonous appearance of uninterrupted walls and fences from dominating the Town's streetscapes;
 - b. To establish a generally consistent screening along major roadways and community entrance corridors, in lieu of more typical fencing and walls, that provides an element of consistency between individual developments and enhances the rolling topography and rural character of the town; and
 - c. To promote a more open character for development that visually integrates such development with the surrounding community.
 - 2. *Fences, hedges, and walls permitted as accessory uses:* Fences, hedges (serving as fences), and walls are permitted in the various zone districts as accessory uses in accordance with the limitations provided in this chapter.
 - 3. *Location:*
 - a. Fences, hedges, and walls must be located within or on the property lines and maintained by the property owner.
 - b. A fence, hedge, or wall located in rear yard areas that abut a side property line or rear property line of another property may be located within or on the property line; except, that if the rear property line is adjacent to a driveway, alley or street, the site distance triangle requirements shall apply.
 - c. A fence, hedge, or wall located in side yard areas that abut a side property line or rear property line of another property may be located within or on the property line; except, that if the side property line is adjacent to a driveway, alley or street, the site distance triangle requirements shall apply.
 - d. Fences adjacent to sidewalks must be placed at least 12 inches from the edge of the sidewalk. Gates adjacent to sidewalks shall open inward to the property.
 - 4. *Height restrictions:*

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- a. A solid material fence, hedge, or wall located in a front yard area shall have a maximum height of three feet. A limited solid fence in a front yard area shall have a maximum height of four feet within the front yard setback.
 - b. Solid fences or walls abutting open space, parks, and trails shall be limited to four feet in height. Fences or walls that are not more than 50 percent opaque may be extended up to five feet in height at the town's discretion. Open fencing styles may include wire mesh attached to the interior of the fence.
 - c. No fence in any district shall exceed six feet in height; except:
 - i. Fences adjacent to state highways may be up to eight feet in height.
 - ii. Fences in the LI, AGH and AP districts may be up to eight feet in height; fences in the NMU (outside Old Town), CMU, B, CC and RC districts may be up to eight feet in height when approved as a special review use permit; fences in a PUD may be up to eight feet in height when approved as part of the PUD zoning approval.
 - iii. Fences around a court (e.g., tennis, squash racquet, squash tennis or badminton) or around a publicly owned recreation area may exceed six feet in height if constructed of limited solid material.
5. *Construction standards for solid material fences.* Fences shall be built to the following minimum design standards:
- i. Solid wood fences less than six feet in height shall have four-inch by four-inch wood posts, or equivalent. Post spacing shall be arranged so that the surface area of the fence between posts does not exceed 36 square feet. Solid wood fences over six feet in height and less than eight feet in height shall have four-inch by four-inch wood posts, or equivalent, spaced five feet on center; or four-inch by six-inch wood posts, or equivalent, spaced eight feet on center.
 - ii. For fences less than five feet in height, two horizontal two inch by four-inch wooden rails, or equivalent, are required. The lower rails shall be within 12 inches to ground level and the upper rails shall be 12 inches to the top of the posts.
 - iii. For fences five feet to six feet in height, three horizontal two inch by four-inch wooden rails, or equivalent, are required, equally spaced from ground level to the top of the fence.
 - iv. For fences over six feet in height, four horizontal two inch by four-inch wooden rails, or equivalent, are required, equally spaced from ground level to the top of the fence.
 - v. All posts for fences of four feet to eight feet in height shall be set in concrete at a depth of not less than two feet into the ground. Diameter of the concrete required under this section shall not be less than ten inches for a four inch by four-inch wood post and 12 inches for a four inch by six-inch wood post. The post shall extend three inches from the bottom of the concrete pier into gravel or sandfill to allow moisture to escape.
 - vi. Vertical wood, or equivalent, fence boards or pickets shall be a minimum of three-fourths-inch in thickness and shall be spaced such that a sphere four inches in diameter cannot pass through.
6. *Restrictions regarding certain materials:*
- a. Fences in the RC, LI, PD, AGH and AP zone districts may include up to four strands of barbless wire, with the lowest strand at least six feet above ground level. The barbless wire may be placed vertically or at a 45-degree angle; provided, that it does not extend across the property line.

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- b. Electric fences and barbed wire stock fences are permitted only in the AGH, AG/OS, PLI, RP1, RP2, RP3, ER, RR, and PD (when approved as part of the development guide) zone districts. Barbed wire may not be used adjacent to a residential zone.
 - c. Fences constructed primarily of chicken wire, or wafer board, or particleboard, or plywood are prohibited along any property line or in any required building setback where visible from a public street.
 - d. All wood fence materials shall be treated wood or wood with natural resistance to decay, or equivalent. All wood shall be construction grade 2, or better.
8. *Perimeter fencing:* Where perimeter fencing or walls are required per Table XX-2, such fences shall be subject to the following standards:
- i. Fences and walls shall be constructed of durable, easily maintained materials such as, but not limited to, stone or simulated stone, metal, brick, vinyl, or treated, stained or painted wood sections. Chain link, wire mesh, or other similar products shall be prohibited. In residential, light wire mesh may be attached to an open fence such as a wood three rail fence to keep pets and children from crossing through.
 - ii. The "finished" side of the fence or wall shall face the adjacent street, trail, or open space.
 - iii. Solid perimeter fencing shall include columns with a maximum spacing of 50 feet. Individual columns shall be a minimum of two feet by two feet, with a minimum of one foot projecting in front of the fence towards the street. Columns shall include a cap detail for visual interest.
 - iv. A minimum eight-foot buffer shall be provided between the back of a sidewalk and a fence or wall. Landscaping, including trees, shall be incorporated within the buffer to soften the appearance of the wall or fence.
 - v. The maximum length of a solid fence over 42 inches in height shall be 150 feet, unless a break in the plane of a fence or wall may be achieved by one of the following:
 - (A) An offset of the wall or fence that is at least 50 feet in length and at least eight feet in depth;
 - (B) Incorporating a planting pocket a minimum of four feet in depth and 50 feet long with open rail, wrought iron, or other fencing of no more than 50 percent opacity;
 - (C) A non-fenced opening a minimum of 50 feet in length.
 - vii. Fences or walls shall not exceed six feet in height.
 - viii. When a primary entrance to the structure is oriented toward a perimeter street, the perimeter fencing along the street shall be limited to fences or walls that less than 50 percent opaque and do not exceed four feet in height. Fences or walls required to screen parking are not subject to this requirement.
 - ix. Landscaped berms may be used in lieu of fencing or walls outside the downtown or Old Town districts or industrial or outside storage use, or in combination with fencing or walls shall meet the following standards:
 - (A) Berms shall incorporate the curvilinear characteristics of natural landforms and
 - (B) Berms shall not exceed four feet in height; and
 - (B) For visual relief, berms shall incorporate a variety of plantings.

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9. *Nonconforming fences, hedges and walls:* Nonconforming fences, hedges, and walls in existence on the effective date of the ordinance codified in this chapter may continue to exist until such time as they are removed, or damaged such that the cost of repairs is greater than 50 percent of their value, at which time the fence, hedge or wall must be brought into full compliance with this UDC.

10-11-3 Terms Defined.

The following words, terms and phrases, when used in this UDC, shall have the meanings ascribed to them in this section:

Definitions:

1. *Active recreation areas:* Areas of active play or recreation such as sports fields, sports courts, school yards, play areas, or other areas with intense foot traffic.
2. *Alternative Turf:* Grasses cultivated in very close proximity, to form a living surface at the ground plane, generally intended to be mowed regularly, forming a dense growth of leaf blades and roots. Alternative turf species include moderate or low water use turf species that use less than twenty 20 inches of water per growing season such as fescue hybrids, blue grama, buffalo grasses propagated as turf, cold-hardy bermudagrass, drought-tolerate bluegrass varieties and other turf species found on the Town's Approved Alternative Turf list.
3. *Application rate:* the depth of water applied to a given area, usually expressed in inches per hour.
4. *Artificial turf:* A manufactured substitute for organic turf, lawn, or sod which effectively simulates the appearance of a well-maintained lawn and meets all of the quality, materials and installation standards listed in Section 10-6-4.E3 and complies with Colorado State Law (C.R.S § 25-15-605).
5. *Athletic field of play:* Land designed for outdoor games and sports such as baseball, football, tennis, and soccer.
6. *Automatic controller:* A mechanical or solid state timer, capable of operating landscape irrigation stations and setting the schedule (days and length of time) for water application.
7. *Automatic water-efficient irrigation system:* An automatic watering system designed to transport and distribute water to landscape plants with minimal evaporation and runoff that utilizes water saving technologies. An automatic irrigation system does not include irrigation components that are attached to a hose bib.
8. *Berm:* An earthen mound designed to provide visual interest on a site, screen undesirable views, reduce noise or provide buffering from adjoining properties
9. *Certificate of completion:* The document showing the project has been installed and inspected according to the approved irrigation design plan.
10. *Certified/licensed landscape contractor:* Colorado State law governs the sizes and types of projects that unlicensed individuals can design independent of Town requirements. For those projects that are exempt from State licensure, one of the following certifications are required: Associated Landscape Contractors of Colorado Landscape Industry Certified Technician, Qualified Water Efficient Landscaper (QWEL) program, or another program labeled by U.S. Environmental Protection Agency's WaterSense program.
11. *Check valve or anti-drain valve:* A valve located under, or incorporated within, a sprinkler head or other location within the irrigation system, to hold water in the system so it minimizes drainage from the lower elevation sprinkler heads when the system is off.
12. *Cool-season turfgrass or turf:* A grouping of grasses that grow in very close proximity to form a living surface at the ground plane, is regularly mowed forming a dense growth of leaf blades and roots. Grasses that use more than 20 inches of water per growing season. Cool-season turf species include annual bluegrass, Kentucky bluegrass, perennial ryegrass, red fescue, tall fescue and similar varieties.

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13. *Common Areas: Open areas within or related to a development that are designed and intended for the common use or enjoyment of the residents of the development and their guests and may include such complementary structures and improvements as are necessary and appropriate. Common areas may include trail areas, gardens, pocket parks, scenic areas, buffer areas, or the like. Common areas may also include active recreational facilities such as pools, tennis courts, playgrounds and clubhouses.*
 14. *Coverage: The extent of the area where water is applied by sprinkler heads. This is used in the context of proper head spacing. Head-to-head coverage must be achieved while minimizing over-spray and eliminating water waste.*
 15. *Curbside Landscaping Strip: a section of landscape area between the back of the curb and the sidewalk within the right of way. Also referred to as "tree lawn"*
 16. *Deciduous tree: A plant or tree with foliage that is shed annually.*
 17. *Emission device: A component of the irrigation system that disperses water to the landscape and includes sprinklers, bubblers, emitters, microsprays, etc.*
 18. *Evergreen tree: A tree with foliage that persists and remains green year-round.*
 19. *Flow meter or sensor: An inline device installed at or near the supply point of the irrigation system that produces a repeatable signal proportional to flow rate. Flow meters must be connected to an irrigation controller, or monitor capable of receiving flow signals and operating master valves. This combination flow meter/controller may also function as a landscape water meter or sub meter.*
 20. *Groundcover: Living plant material that grows low to the ground, usually under twelve-inches in height, often of a spreading nature.*
 21. *Hardscape: Hard landscape materials incorporated into a landscape that are man-made and non-vegetative. This can include paved areas, driveways, retaining walls, stairs, walkways, and any other landscaping made up of hard-wearing materials such as wood, stone, concrete, pavers, and gravel.*
 22. *Hydrozone: A portion of the landscaped area having plants with similar water needs that are served by a valve or set of valves with the same schedule. A hydrozone may be irrigated or non-irrigated. For example, a naturalized area planted with native vegetation that will not need supplemental irrigation once established is a non-irrigated hydrozone.*
 - a. *Very Low Hydrozone: Plant materials that require five inches or less of supplemental water applied during the growing season. The plant materials within this zone are typically drought-tolerant natives.*
 - b. *Low Hydrozone: Plant materials that require over five (5) inches and up to or equal to ten (10) inches of supplemental water applied during the growing season.*
 - c. *Moderate Hydrozone: Plant materials that require over ten (10) inches or up to or equal to fifteen (15) inches of supplemental water applied during the growing season. The plant materials within this zone are typically native hydrophilic or exotic species.*
 - d. *High Hydrozone: Plant materials that require over fifteen (15) inches of supplemental water applied during the growing season. The plant materials within this zone are intended for high pedestrian traffic areas such as sports fields or community gathering spaces.*
 23. *Irrigation Zone: Typically, an area served by a single control valve, sometimes referred to as a "station". Zones are comprised of plant materials and soil types with similar water requirements.*
 24. *Landscape: Any combination of living plants, such as ornamental grasses, ground covers, deciduous and evergreen shrubs and trees and turfgrass; natural features such as land and water forms, rock, stone, bark chips or shavings; and structural features, including, but not limited to, fountains, reflecting pools, outdoor artwork, screen walls, fences, or benches.*
 25. *Landscape buffer: An area of landscaping separating two distinct land uses, or a land use and a public right-of-way, and acts to soften or mitigate the effects of one land use on the other.*
 26. *Landscaped area: The entire parcel, less the building footprint, driveways, non-irrigated portions of parking lots, hardscapes- such as decks and patios, and other non-porous areas. Water features are included in the calculation of the landscaped area.*

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27. *Landscaping*: The finishing and adornment of unpaved landscape areas. Materials and treatment generally include naturally growing elements such as grass, trees, shrubs and flowers. This treatment may also include the use of logs, rocks, fountains, water features and contouring of the earth.
 28. *Landscape water meter*: An inline device installed at the irrigation supply point that measures the volume of water into the irrigation system by using a flow totalizing device to record water use.
 29. *Large canopy deciduous shade tree*: A deciduous tree that has a mature height equal to or greater than forty-five (45) feet and provides shade.
 30. *Low flow irrigation or drip irrigation*: the application of irrigation water at low pressure through a system of tubing or lateral lines and emitters such as point source emitters, dripper lines, microsprays and bubblers. Low flow irrigation systems apply small volumes of water slowly at or near the root zone of plants.
 31. *Low impact development*: Stormwater management practices that minimize impervious cover and use natural or manufactured systems to slow, filter, and infiltrate stormwater on-site. Examples include, but are not limited to: bio-swales or bio-retention, rain gardens, vegetated roofs, permeable paving, and infiltration trenches.
 32. *Master shut-off valve*: An automatic valve installed at the irrigation supply point which controls water flow into the irrigation system. When this valve is closed water will not be supplied to the irrigation system.
 33. *Mainline*: Piping upstream of the control valve in an irrigation system.
 34. *Median Landscape*: The landscaped area between opposing directions street traffic lanes.
 35. *Microclimate*: The climate of a small, specific area that may contrast with the climate of the overall landscape area due to factors such as wind, sun exposure, plant density, or proximity to reflective surfaces.
 36. *Mulch*: Any organic material such as leaves, bark, wood chips, straw, or inorganic material such as crushed stone or gravel, or other materials left loose and applied to the soil surface for the beneficial purpose of reducing evaporation.
 37. *Native plant*: A species that is indigenous within the Colorado Front Range and naturally occurring in one or more plant communities.
 38. *Naturalized landscape*: Any combination of living plants and natural features designed or laid out to mimic the organic or more irregular patterns found in nature rather than rigid, geometric organizations.
 39. *Naturalized shape*: A landscape design form or layout that mimics the organic, more irregular patterns found in nature rather than rigid, geometric structures.
 40. *New construction*: For the purpose of determining insurance rates, structures for which the "start of construction" commenced on or after the effective date of an initial FIRM or after December 31, 1974, whichever is later, and includes any subsequent improvements to such structures. For floodplain management purposes, "new construction" means structures for which the "start of construction" commenced on or after the effective date of a floodplain management regulation adopted by a community and includes any subsequent improvements to such structures.
 41. *Non-residential landscape*: Landscapes in commercial, institutional, industrial, and public settings that may have areas designated for recreation, public assembly, or storm drainage. It also includes portions of common areas of common interest developments with designated recreational areas.
 42. *Open space*: Undeveloped land that is permanently maintained in a natural or agricultural state for aesthetic, environmental, or passive recreational purposes.
 43. *Operating pressure*: The pressure at any point in the irrigation system when the system is functioning. Operating pressure is measured with flow in the line. Also known as dynamic pressure.
 44. *Organic matter*: Leaves, grass clippings, wood chips, and other yard wastes.
 45. *Ornamental tree*: a small tree, typically under 30 feet in height at maturity, that has high visual impact due to flowers, shape, form, texture or other characteristics.
 46. *Overhead sprinkler irrigation systems*: Systems that deliver water through the air (pop-ups, rotors, etc.)
 47. *Overspray*: The water that is delivered beyond the target area.

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48. *Permeable*: Any surface or material that allows the passage of water through the material and into the underlying soil.
 49. *Passive recreation area*: Low intensity outdoor activities enjoyed by the public such as walking, hiking, bicycling, picnicking, nature education, and bird watching.
 50. *Planting area*: An area in which plants are to be installed, surrounded by mulch, and separated from other planting areas.
 51. *Rain sensor or rain shutoff device*: A device connected to an irrigation controller that overrides scheduled irrigation when significant precipitation has been detected.
 52. *Right-of-way (ROW)*: That portion of land between right-of-way lines, whether improved or unimproved, dedicated to public use.
 53. *Root zone*: The depth of the plant roots in the soil; the area in which plant roots grow.
 54. *Runoff*: Water which is not absorbed by the soil or landscape to which it is applied and flows from the area. For example, runoff may result from water that is applied at too great a rate (application rate exceeds infiltration rate), run times are set too long or a valve is stuck open, when there is a severe slope, etc.
 55. *Screening*: A vertical barrier, including opaque fences/walls, sight obscuring fences, or landscaped screening, situated between adjacent uses or properties, or maintenance, trash, storage or loading areas, constructed or planted to reduce impacts on adjacent land areas or uses
 56. *Shade tree*: A deciduous tree planted primarily for its high crown of foliage or overhead canopy.
 57. *Shrub*: A self-supporting woody perennial plant of low to medium height characterized by multiple stems and branches continuous from the base, usually not more than twelve feet in height at its maturity. It may be evergreen or deciduous.
 58. *Smart irrigation controller*: An automatic timing device with nonvolatile memory used to remotely control valves that operate an irrigation system. Smart irrigation controllers are able to self-adjust and schedule irrigation events using either evapotranspiration (weather-based), soil moisture data or flow data or a combination of methods.
 59. *Soil amendment*: Organic material added to the soil to improve texture, moisture holding capacity, nutrient capacity, water and air infiltration.
 60. *Street tree*: a tree located within the curbside landscaping strip, or within 10-feet of the back of the curb as designated, designed to provide shade and landscaping for the street
 61. *Private Owned Landscaping List*: a list of approved plantings for private development that is not reviewed under Town Standards, not governed by the Town Standards Section 1200 Approved Material List
 62. *Tree lawn*: See Curbside landscaping strip
 63. *Warm-season Turfgrasses*: Bermudagrass, Blue Grama, and Buffalo grass
 64. *Water waste*: The application of water to impervious surfaces, over irrigation resulting in runoff or pooling, and non-beneficial use of water.
 65. *Water-wise plants*: Shrubs, perennials and grasses with an annual irrigation water requirement of less than fifteen (15) inches (9.345 gallons) per square foot.
 66. *Xeriscape*: A water efficient landscape adapted to the local environment.