

Division 18.08.02 Calculation of Landscape Requirements

18.08.201 Approved and Prohibited Plant Lists

- A. **Generally.** Only those plants on the approved plant list may be used to meet the standards of this Chapter. Plants on the prohibited plant list shall not be installed, and the City may require their removal as a condition of development approval. Applicants may request that plants which are not listed be included on the approved plant list, and the Director may add them according to the standards in subsection B.3., below. Plants that are on neither the approved plant list nor the prohibited plant list may be installed, but are not counted towards compliance with this Chapter.
- B. **Approved Plant List.**
1. The Director shall maintain a list of approved plants in the following categories:
 - a. Large Trees (deciduous trees with a mature height that is generally more than 35 feet);
 - b. Small Trees (deciduous trees with a mature height that is generally 35 feet or less);
 - c. Evergreen Trees (conifers or other evergreens with a mature height of more than 20 feet); and
 - d. Shrubs (perennials or evergreens with a mature height of at least three feet).
 2. The Director may further classify the approved plant list according to:
 - a. Locations where approved plants are appropriate or not appropriate (*e.g.*, street tree species may be identified, etc.); and
 - b. Level of water usage (*e.g.*, identification of species which may be used to meet the requirements of Section 18.08.207, Water-Wise Landscaping Requirement).
 3. The Director may modify the approved plant list on his or her own initiative or in response to requests. Plants may be added to the list if the Director finds that they are appropriate for planting in the City (or in certain locations, see Subsection B.2., above)), in consideration of:
 - a. Climate zone;
 - b. Growth habits;
 - c. Invasiveness;
 - d. Lifespan;
 - e. Habitat;
 - f. Hardiness (resistance to disease and harmful insects);
 - g. Leaf litter;
 - h. Structural strength; and
 - i. Watering needs / drought tolerance.
 4. The Director may approve proposed plantings that are not on the approved plant list for use in a specific development, in order to determine their suitability for use in

the City. Such plantings will be counted as “approved plants” for the purposes of the proposed development’s compliance with the standards of this Chapter.

- C. **Prohibited Plant List.** The following plants are not allowed in the City, and shall be removed during development or redevelopment if they are present on the subject property:
1. Plants that are identified as noxious, invasive, or prohibited in Loveland by the United States or the State of Colorado; and
 2. Plants that are identified on the City’s list of prohibited plants, which is maintained by the Director.

18.08.202 Substitution of Plant Types

- A. **Generally.** The planting requirements of this Chapter are expressed in terms of the number of large trees, small trees, evergreens, and shrubs that must be planted within a specific area. In some circumstances, it may not be practicable to plant the specified types of vegetation. In those cases, the Director may allow substitutions as provided in this Section.
- B. **Use of Equivalent Plant Types.** The Director may allow the substitution of required plants for other plant types, if the Director finds that:
1. The substitution will improve the buffering qualities of the bufferyard, given the nature of the use to be buffered;
 2. The substitution is justified by the habits (forms) of the proposed plantings, in that it will provide for adequate space for the trees to grow to maturity, and will not compromise the buffering effect of the bufferyard; and
 3. Unique conditions of the site (*e.g.*, soil conditions, overhead power lines, solar orientation) justify the substitution.

18.08.203 Tree Preservation Credits

- A. **Generally.** Existing trees that are protected on a subject property, excluding existing, individual residential lots, count towards the planting requirements of this Chapter, provided that:
1. They are either:
 - a. On the approved plant list; or
 - b. Established for at least five years and not on the prohibited plant list; and
 2. They are not:
 - a. Overmature;
 - b. Diseased;
 - c. Poor in form;
 - d. Leaning heavily over buildings;
 - e. Too close to building foundations;
 - f. Damaging sidewalks and driveways; or
 - g. Impacting utilities.
- B. **Credit for Preservation of Trees.** Healthy, mature trees that are preserved on-site may count as more than one tree for the purposes of the landscaping requirements, as set out in Table **18.08.203**, Tree Preservation Credits.

Table 18.08.203 Tree Preservation Credits			
DBH of Tree to be Preserved		Large Tree Credit	Landscape Area Where Credit May Be Applied
Min. Diameter	Up to, But Not Including		
none	10 inches	1	Location of preserved tree.
10 inches	15 inches	2	Location of preserved tree.
15 inches	20 inches	3	Location of preserved tree, or any other location except a street tree or bufferyard.
20 inches	no limit	5	Location of preserved tree, or any other location except a street tree or Type C or D bufferyard

18.08.204 Identification of Landscape Areas

- A. **Generally.** This Section sets out several different areas of a subject property in which specific quantities or techniques of landscaping may be required.
- B. **Identification of Landscape Areas in All Development Types.**
1. *Bufferyards.* Bufferyards are areas of a subject property that must be used for buffering the subject property from adjoining lots, parcels, or public rights-of-way. Bufferyards are generally situated along (or close to) property lines, outside of the public right-of-way.
 2. *Street Tree Lawns.* Street tree lawns are areas of a subject property or adjoining right-of-way that are used for the planting of street trees. This landscape area may or may not be a part of the subject property.
 3. *Parking Lot Landscape Areas.* Parking lot landscape areas are those areas within surface parking lots that must be landscaped. Parking areas are delineated to include access aisles and off-street parking spaces, and any corners that are necessary to give the parking area a relatively regular shape, except:
 - a. Corners and other landscape areas that bound access points (the areas used for ingress / egress stacking at connections to streets). See Figure 18.08.204, Parking Lot Landscape Areas.
 - b. Parking in service areas that are hidden by screen walls; and
 - c. Individual driveways that provide access to single-family detached, duplex, townhome, or multiplex development.

Figure 18.08.204
Parking Lot Landscape Areas
TO BE INSERTED

- D.
4. *Protected Open Spaces.* Protected open spaces are the areas of a subject property that meet the definition of open space and which are subject to an easement or dedication that restricts future development to open space uses.

C. Landscape Areas in Single-Family Detached, Duplex, Townhome, and Multiplex Development.

1. *Private Lots.* Private lot landscape areas are the yards on lots that are intended for individual ownership, or, in the case of common maintenance communities or condominiums, areas around dwelling units that would be located within private lots if the subdivision were platted for fee-simple ownership.
2. *Common Landscape Areas.* Common landscape areas are those areas of land within a subject property that are either owned by a property owners' association or dedicated to the City or another governmental or non-profit entity for the purpose of maintaining the areas in their natural or landscaped condition. Bufferyards, street tree lawns along new streets, open stormwater detention or retention facilities, recreation areas, and protected open spaces may be components of the common landscape area.

D. Landscape Areas in Multifamily, Mixed-Use, and Nonresidential Development.

1. *Foundation Landscape Areas.* Foundation landscape areas are landscape areas that are within 10 feet of exterior building walls, as described in Section 18.08.404, Interior Landscaping.
2. *General Landscape Area.* General landscape areas are those areas of a subject property that are required to be landscaped or designated as open space. They may be privately owned, owned by a property owners' association, or dedicated to the City or another governmental or non-profit entity for the purpose of maintaining the areas in their natural or landscaped condition. Bufferyards, street tree lawns along new streets, protected open spaces, open

18.08.205 Size and Quality of Landscape Plants

- A. **Generally.** In general, plant materials that are installed according to the requirements of this Chapter shall meet the standards that are set out in this Section. However, larger sizes may be required to ensure survival or to implement a condition of approval of a limited or conditional use.
- B. **Minimum Size of Landscape Materials.** The minimum sizes of landscape materials used to satisfy the requirements of this Chapter are set out in Table 18.08.205, Minimum Size of Landscape Materials.

Table 18.08.205 Minimum Size of Landscape Materials	
Type of Plant Material	Minimum Caliper, Height, or Container Size
Large Trees	2 in. Caliper
Small Trees	1.5 in. Caliper
Evergreen Trees	6 ft. Height
Shrub	5 gallon container minimum, except that ornamental grasses may be 2 quart containers; If used in bufferyards, estimated growth to 3 ft. in height within 3 years

C. Specification of Landscape Materials.

1. All new plant material shall meet specifications of the American Standard for Nursery Stock (ANSI Z60.1) and 8 CCR § 1203-5, Rules Pertaining to the Administration and Enforcement of the Colorado Nursery Act.
2. Plant materials shall be true to name and type, and first class representatives of their species or varieties.
3. Trees shall be balled and

18.08.206 Required Biodiversity

- A. **Generally.** Diversity of the genus and species of trees and shrubs is required in order to prevent monocultures which could result in large-scale losses in the event of disease or blight.
- B. **Standards.**
 1. Within each category of required landscape plants (*i.e.*, large trees, small trees, evergreens, and shrubs), not more than 30 percent shall be of any one genus.
 2. Each street frontage where at least six street trees are required shall include at least three genera of street trees. For the purpose of this paragraph only, street trees shall include all trees that are planted within 10 feet of the public street right-of-way.
 3. No more than six trees of one genus may be located within an individual cluster of trees on the subject property, with such clusters separated from each other such that the driplines of trees in different clusters are at least 100 feet apart.
 4. Exceptions may be made with written permission of the Director upon good cause shown.

18.08.207 Water-Wise Landscaping Requirement

- A. **Generally.** The requirements of this Section are applied to all landscaped areas within a subject property.
- B. **Plant Selection and Grouping Requirements.**
 1. Plants shall be selected based on their suitability for the site. Where possible, native species shall be installed, protected, or preserved.
 2. Not more than 50 percent of the trees and shrubs that are installed to meet the requirements of this Chapter shall be classified as high water use. Plants or trees that produce food for human consumption are not counted in this calculation.
 3. Low water use plants (including grasses) are allowed in any location, but are required:
 - a. On slopes that are steeper than 25 percent; and
 - b. In areas that the Director determines are not appropriate for permanent irrigation (unless such areas are characterized by hydric soils).
- C. **Mulch.** Mulch, such as bark, stone, or other materials, left loose, or other water-saving treatments applied to the soil surface at a depth of four inches for bark, or two to four inches for stone, shall be used for all planting areas (except turf areas) in order to help maintain soil moisture and inhibit weeds. Landscape fabric is required below non-organic materials.

18.08.208 Irrigation Subject to Hydrozone Water Budget

- A. **Generally.** The City provides cost-saving incentives for the implementation of a hydrozone landscape plan, for new landscapes, redeveloped landscapes, and retrofits to existing landscapes. Participation in the hydrozone landscape plan incentive program is voluntary.
- B. **Relationship to Water Budget Program.** Submittal of a qualifying hydrozone landscape plan is a requirement of the City's voluntary water budget program that is designed to protect the City's water resources by encouraging the design, installation, and maintenance of hydrozone landscapes in which plantings are grouped by hydrozone and are subject to an annual water budget. *See Chapter 19.06, Loveland Municipal Code.*
- C. **Applications.**
 - 1. Hydrozone landscape plans shall be designed for and secure a dedicated irrigation meter (under provisions established by the City's Water Division) that provides irrigation water to landscape areas governed by the program.
 - 2. Hydrozone landscape plans shall be provided as a component of standard landscape plan submittals.
- D. **Plan and Hydrozone Standards.** A complete and appropriately detailed landscape plan and irrigation plan shall demonstrate compliance with the standards of this Chapter and this Section.
 - 1. Landscape and irrigation plans must satisfy standards specified by this Division, including soil amendment requirements and landscape / irrigation design requirements. Landscape plans shall clearly demonstrate compliance with program requirements, including the identification of hydrozones, specification of plant lists with Evapo-Transpiration ("ET") or Kc-values and indication of plant spacing.
 - 2. Planting areas must be organized into distinct hydrozones according to their microclimatic needs and water requirements. Plants with similar water usage shall be grouped into distinct hydrozones. High water use hydrozones shall be separated from low and very low water use hydrozones by moderate water use hydrozones whenever possible.
 - 3. A water budget that is based on submitted landscape and irrigation plans must demonstrate the requirements of Chapter 19.06.050.F.1, Loveland Municipal Code.
 - 4. Irrigation system design shall be based on a maximum irrigation period (window) of not more than 16 hours of operation per day, excluding subsurface irrigation of trees, shrubs, and other plantings.
 - 5. Irrigation systems shall be provided with automatic rainfall shut-offs to limit the unnecessary application of irrigation water.
 - 6. ET irrigation system controllers (or similar controllers) may be utilized to ensure that irrigation water is provided efficiently based on the moisture needs of landscape plantings.
 - 7. Landscape and irrigation system design and operation shall comply with requirements specified in Chapter 19.06, Loveland Municipal Code.

E. **Preparation of Plans.** Unless waived by the Director for good cause shown, irrigation plans shall be prepared and signed by a Professional Engineer, Landscape Architect, or by a designer that is certified by the Association of Landscape Contractors of Colorado (CLT-E Certification), the Irrigation Association (CID Certification), or similar certifying program approved by the Director.

