

Subsec. 10-1-3.6.A Purpose, Applicability, and Design

A. Purpose. Greenscaping in the form of [site landscaping](#), screening of parking and vehicular use and storage areas, and buffering within and between [developments](#) contributes to the character and appearance of developments. The greenscape requirements in this Section serve to address the following:

1. *Appearance.* Improve the general appearance and aesthetic [appeal](#) of the city by creating tree-lined streets with [deciduous canopies](#), preserving [urban tree](#) cover, and softening the impacts of development with landscaping;
2. *Character.* Establish an aesthetic that emphasizes the value and beauty of the natural landscape and the visual enhancement of [streetscapes](#), parking lots, service areas, building foundations and [façades](#), and utility improvements;
3. *Buffering.* Provide for landscaping and screening between zoning districts to [buffer adjacent](#) land uses and their associated impacts;
4. *Green Function.* Enhance the various place types with provisions for [pervious](#) surfaces and planting areas for trees, [shrubs](#), and grasses;
5. *Conservation.* Conserve energy and water resources by encouraging the use of shade and xeriscaping;
6. *Biodiversity.* Provide a diversity of species and native [plant communities](#) to ensure natural sustainability, minimize the spread of disease and insect infestations, and limit the use of species that cause negative impacts to native plant communities; and
7. *Water Quality.* Protect the quality of surface water and groundwater, reduce pollutants in stormwater runoff, prevent [stream](#) channel erosion, preserve trees and other natural [vegetation](#), and encourage groundwater recharge.

B. Applicability.

1. *Generally.* This Section applies to new development, [redevelopment](#), and [substantial improvements](#) including building [additions](#) and expansions, new parking lots and paved area expansions, and the [subdivision](#) of land. Regarding existing development, this Section provides for the retention of existing [tree canopy](#), replacement of damaged or removed trees, and responsibility for [maintenance](#).
2. *Use Types.* The provisions of this Section apply to development in the MFR, NC, CM, BC and IP districts.
3. The greenscape requirements of each district, including [street trees](#), foundation plantings, perimeter and interior parking lot landscaping, and bufferyards, may be constructed as part of the minimum required [common open space](#).

C. 1. *Objectives.* In the review and approval of [landscape plans](#), the [Director](#) may impose additional requirements to fulfill the following sustainable design objectives:

- a. Integration of drainage and pedestrian circulation systems into the landscaping design.
- b. Use of [ground covers](#) or other types of landscape materials that stabilize soils and minimize erosion.
- c. Protection during construction and preservation of existing native vegetation.
- d. Use of landscape materials that achieve variety with respect to seasonal changes, species of living material selected, textures, colors, and size at maturity.
- e. Placing newly installed plants at intervals to ensure their health at maturity.
- f. Maximize shading of streets and parking areas.
- g. Provision for native and drought-tolerant plant species.
- h. Planning trees and shrubs in locations that will reduce energy consumption by shading buildings and reducing the heat island effects of paved surfaces.
- i. Protection of existing [specimen trees](#) and native vegetation to preserve intact natural ecosystems.

- j. Designing the landscape to complement building [elevations](#) and architecture through use of color, texture, density, and form on both vertical and horizontal planes. Landscaping should be in proportionate scale with adjacent buildings and be of a size at maturity to accomplish intended goals. Ornamental, shrub, and ground cover plantings should be designed to complement a building's architectural character.
 - k. Landscape design should incorporate natural drainage features and the use of pervious surfaces and areas that capture and minimize runoff.
 - l. Inclusion of pedestrian amenities such as, but not limited to, shade, benches, kiosks, public art, shades, fountains, and other elements into the landscape design.
2. *Water Wise Landscaping (Xeriscape)*. Landscape improvements shall be designed for water efficiency and in accordance with these guidelines.
- a. Landscapes shall use the following xeriscape design principles to facilitate water conservation:
 - 1. Minimize the use of high-water turf;
 - 2. Use of organic mulch to maintain soil moisture and reduce evaporation;
 - 3. Zoning of [plant materials](#) according to their microclimatic and water requirements;
 - 4. Amending soil with organic matter to support plant growth;
 - 5. Design and maintenance of efficient [irrigation systems](#).
 - b. Native, adapted, and xeric plant species shall be used in all [landscapes](#) with priority consideration of native species. Plant materials must be grouped according to similar moisture, light, and drainage needs. Landscape improvements shall consist of a variety of species to enhance the visual and functional aspects of the landscaped area, such as shading and windbreaks.
 - c. Automatic irrigation systems shall be designed so as not to over-water based upon the needs of the landscape being irrigated.
 - d. Turf
 - 1. ~~On residential properties, turf~~ areas may be installed as sod or, if approved by the Director, seed. The total area of turf shall not exceed 75 percent of the total landscaped area, ~~with exceptions allowed for functional turf parks, greenways, sports fields, and similar areas.~~ Bluegrass is prohibited, ~~except in areas where heavy foot traffic is expected.~~ All other turf areas shall use low-water varieties of turf grass such as [Texas hybrid bluegrass](#), buffalo grass, blue grama, fescue, or other drought-tolerant turf types. ~~Turf shall not be installed in areas that are impractical or difficult to maintain and irrigate, including the following:~~
 - i. ~~Narrow or oddly shaped areas;~~
 - ii. ~~Slopes of four to one (4:1) or greater; and~~
 - iii. ~~Tree lawns less than six feet in width;~~
 - 2. ~~On nonresidential properties, the installation of nonfunctional turf, including artificial turf, and invasive plant species shall be strictly prohibited. Only functional turf may be installed. The installation of artificial turf is expressly prohibited.~~
 - e. Low-intensity use areas that are bare or non-vegetated shall be seeded to prevent erosion. Seed from native grass and herbaceous species should be used for re-vegetation where practical.
3. *Qualifications*.
- a. Colorado state law governs the sizes and types of projects that unlicensed individuals can design. All projects shall be prepared by a [Licensed Landscape Architect](#), with the exception of residential landscape design for single- and multi-family residential projects of four or fewer units.
 - b. A professional shall certify that they are qualified to prepare the type of plan(s) that they submit by verifying licensure or certification at the time of application and providing professional qualifications, which may include:
 - 1. Licensed Landscape Architect;
 - 2. [Licensed Architect](#);

3. [Licensed Professional Engineer](#); or
4. [Certified Irrigation Designer \(CID\)](#).