

O-2004-26

AN ORDINANCE

AMENDING SECTION 17-15-3 OF THE LAKEWOOD ZONING ORDINANCE

WHEREAS, the City of Lakewood desires to add to and clarify certain provisions of Section 17-15-3 of the Lakewood Zoning Ordinance relating to irrigation methods and watersmart landscaping.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Lakewood, Colorado, that:

SECTION 1. Section 17-15-3(2)(D) of the Lakewood Zoning Ordinance is amended to read as follows:

(D) Landscaping Design and Plant Materials

Intent: The provision of landscaping is important not only for improved quality of life and aesthetic value but also for reasons such as shading structures, cooling structures, storm water mitigation and enhancement, water quality and enhancement of urban wildlife areas and corridors. Landscaping and plantings on a site help to create a sense of entry to a site and to the building. It also can enliven the character of the site for those visiting and for passers-by.

It is the intent that all development plans and landscape plans seek to preserve and/or enhance the natural topography and slope of the existing site and the natural vegetation and landscaping of the existing site. Natural vegetation includes native grasses, bushes, trees and other species and does not include noxious weeds. Plans shall preserve and/or enhance the natural waterways, including but not limited to lakes, streams, creeks and ponds of the existing site. Development plans and landscape plans shall provide for plant selections which minimize or conserve water usage by choosing regionally appropriate species and enhance the natural landscaping of the existing site in terms of indigenous plantings, environmentally sensitive plantings, and patterns of planting. Also, plans shall incorporate and integrate the building(s) into the landscaped area of the site by means of providing plazas, decks, trellises and walls. All development plans shall be designed in accordance with the plant list in the Design Manual of the City of Lakewood and shall include landscape plans that meet the following minimum standards:

- (1) LANDSCAPE AREA TREATMENT: Landscape areas shall include all areas on the site, extending to the adjacent street curb or pavement edges

on private property or in a street right-of-way that are not covered by buildings, structures, parking areas or impervious surface areas which are not pedestrian walks and plazas. The selection and location of turf, ground cover (including shrubs, grasses, perennials, and flowerbeds), and pedestrian pathways and other landscaping elements shall be used to prevent erosion and meet the functional and visual purposes such as defining spaces, accommodating and directing circulation patterns, managing visibility, attracting attention to building entrances and other focal points, and visually integrating buildings with the landscape area and with each other.

Existing topography, slope, mature trees and waterways are to be valued and preserved in a proposed development plan. Significant changes in these natural elements is highly discouraged and proposed changes are to be substituted only with documentation that warrants such proposals. They should be proposed only where reasonable use of the property is not possible unless such elements are changed. All landscape proposals should make every effort to create a water efficient planting scheme. Refer to the list at the back of this article for a list of watersmart plant material.

- (a) Turf grass. High-use areas, including but not limited to, streets and large visible areas on a site shall be planted with irrigated turf grass. Non-irrigated short prairie grasses or other adapted grasses that are considered as watersmart (xeric) landscaping may be established in, low-use, low visibility areas and when appropriate in high-use areas.
- (b) Planting beds and ground cover. Shrub and ground cover planting beds shall be separated from turf grass with edging and shall have open surface areas covered with mulch. Mulch is not to be used as a primary landscaping feature but is to be used in between living ground cover, shrubs and trees.
- (c) Slopes. Terrace designed retaining walls or slope retention methods integrated with plantings shall be used to stabilize natural slopes that are steeper than 3:1. Planting areas on terraces shall be of sufficient width to support and maintain vegetation and root systems.
- (d) Foundation Plantings. Exposed sections of building walls that are in high-use or high-visibility areas of the building exterior shall have planting beds approximately 8 feet wide placed directly along at least fifty (50) percent of such walls.

- (e) Parkways and Street Corridors. All adjoining parkways and corridors shall be landscaped and maintained by the adjacent property owner. Such areas shall be planted and maintained in accordance with the applicable City Engineering Standards and the approved Corridor Plan or Neighborhood Plan which is part of the City's Comprehensive Plan.
- (f) No artificial trees, shrubs, turf or plants shall be used to fulfill the minimum requirements for landscaping as required by this Article.

SECTION 2. Section 17-15-3(C)(8)(k) of the Lakewood Zoning Ordinance is amended to read as follows:

- (k) Irrigation. All non-residential and multifamily residential properties, shall be irrigated with an automatic irrigation or sprinkler system. A drip irrigation system should be used when appropriate for trees, shrubs and all planting beds in an effort to increase efficient irrigation.

SECTION 3. Section 17-15 of the Lakewood Zoning Ordinance is amended by the addition of an exhibit A, attached hereto.

SECTION 4. This ordinance shall take effect forty five (45) days after final publication.

I hereby attest and certify that the within and foregoing ordinance was introduced and read on first reading at a regular meeting of the Lakewood City Council on the 12th day of July, 2004; published in full in the Lakewood Sentinel on the 15th day of July, 2004; set for public hearing on the 26th day of July, 2004; read, finally passed and adopted by the City Council on the 26th day of July 2004; and, signed and approved by the Mayor on the 27th day of July, 2004.

Barbara Martin, Mayor Pro Tem

ATTEST:

Margy Greer, City Clerk

Approved as to form:

City Attorney _____ Date _____

Exhibit A

WATERSMART PLANT LISTS

The following list is not comprehensive but intended to be used as a reference when choosing watersmart plant materials. Additional species or varieties within species listed below may be appropriate and will be reviewed by Staff upon submittal of a landscape proposal.

Group 1

WATER USE: Once established, plant materials listed in this group can survive on **approximately ½ inch of water every two weeks.**

Shrubs

Blue mist spirea
Fernbush
Gambel oak
Currant
Peashrub
Rabbitbrush
Apache plum
Sage
Lead plant
Sumac
Cliff rose
Mountain mahogany
Snowberry

Ornamental Grasses

Little bluestem
Switch grass
Big bluestem

Perennials

Blanket flower
Prairie coneflower
Poppy mallow
Globe thistle
Statice
Chocolate flower
Russian sage
Evening Primrose
Penstemon
Pussytoes
Blue Flax
Jupiter's beard
Sulphur flower

Group 2

WATER USE: Once established, plant material in this group can survive on **approximately ½ inch of water every week.**

Shrubs

Potentilla
Creeping Grape Holly
Lilacs
Honeysuckle
Mockorange
Butterfly bush
Kinnikinnick
Euonymus
Juniper
Amur maple

Ornamental Grasses

Indian grass
Prairie cordgrass

Perennials

Black-eyed susan
Red hot poker
Yarrow
Hyssop
Lamb's ear
Pincushion
Bachelor button
Aster
Ice plant
Plumbago
Rose campion
Snow daisy
Creeping thyme

Sedum

Group 3

WATER USE: Once established, plant material in this group can survive on **approximately 1 inch of water every week.**

Shrubs

Viburnum
Chokecherry
Daphne
Spirea
Serviceberry
Mugo Pine
Buckthorn
Cherry
Plum
Spirea
Barberry

Ornamental Grasses

Feather reed grass
Fountain grass
Maiden grass
Blue fescue
Blue oat grass
Northern sea oats

Perennials

Purple coneflower
Fireweed
Shasta daisy
Sweet woodruff
Periwinkle
Verbena
Foxglove
Delphinium
Columbine
Purple wintercreeper
Tickweed
Bellflower
Spiderwort
Gayfeather
Windflower
Day lily

Trees

The trees in this list can survive, once established*, on approximately 1 inch of water or less every week.

Common Hackberry
Honeylocust
Ash
Redbud
Western Catalpa
Hawthorns

Bigtooth maple
Kentucky Coffeetree
Pine (most species)
Oak (most species)
Goldenrain tree