

ORDINANCE NO. 78

AN ORDINANCE AMENDING CHAPTER 2, ARTICLE 2-6, SECTION 2-6-1, AND SECTION 2-6-3 OF THE CODE OF THE CITY OF SAN LUIS BY ESTABLISHING ADDITIONAL LAND REGULATIONS PERTAINING THERETO LANDSCAPING.

BE IT ORDAINED BY THE MAYOR AND COMMON COUNCIL OF THE CITY OF SAN LUIS, ARIZONA, YUMA COUNTY AS FOLLOWS:

The City requires landscaping within streetyard setbacks in the commercial and industrial districts. In addition, landscaping is required in the residential districts in certain instances. This requirement for landscaping may be accomplished in several different ways. The property-owner (or licensed contractor) may utilize any mix of trees, shrubs, or groundcover (vegetative and non-vegetative). At a minimum, the following must be provided.

<u>Trees:</u>	1 per 500 sq. ft. (minimum 15 gallon size)
<u>Shrubs:</u>	1 per 300 sq. ft. (minimum 5 gallon size)
<u>Ground Cover:</u>	Generally less than 18" in height
<u>Vegetative:</u>	Minimum 15% of landscaped area
<u>Non-Vegetative:</u>	Maximum 85% of landscaped area

The minimum acceptable size for trees is 15 gallons and for shrubs is 5 gallons, but the City strongly encourages the use of larger plants when designating a landscaped plan.

PASSED AND ADOPTED by the Mayor and Common Council of the City of San Luis this 27th day of December 1989.

ATTEST:



Mark Espinoza, City Mgr/Clerk



Marco Antonio Reyes, Mayor

APPROVED AS TO FORM:



Gerald Hunt, City Attorney

DESIGN GUIDELINES FOR LANDSCAPING
AND
SUPPLEMENTAL INFORMATION

APPROVED AND ADOPTED
DECEMBER 13, 1989
SAN LUIS CITY COUNCIL

SUPPLEMENTAL INFORMATION TO BE USED IN CONJUNCTION WITH
THE CITY OF SAN LUIS LANDSCAPING ORDINANCE
(ORDINANCE NO. 78)

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THE INFORMATION CONTAINED IN THESE GUIDELINES HAS BEEN COMPILED BY THE PLANNING DIVISION FOR USE WITH THE CITY OF SAN LUIS LANDSCAPING ORDINANCE. IT IS MADE AVAILABLE FOR INFORMATIONAL PURPOSES ONLY.

THE CITY OF SAN LUIS ACCEPTS NO RESPONSIBILITY FOR ANY OF THE INFORMATION CONTAINED HEREIN NOR FOR ANY CONDITIONS ENCOUNTERED WHICH MAY BE AT VARIANCE FROM THE INFORMATION CONTAINED HEREIN.

DESIGN GUIDELINES FOR LANDSCAPING

CITY OF SAN LUIS

The following guidelines are to be used in conjunction with Ordinance 78 of the City of San Luis. They are intended to provide guidance for both, the commercial landscaping firm and the private property-owner. Intended only as general information regarding the goals and purpose of the city, they are not intended to provide or substitute for professional expertise regarding landscaping.

The plans for required landscaped areas will be reviewed by the City staff for compliance with the minimum standards as set forth in Ordinance 78 of the City of San Luis. The divisions which will normally be involved in the review of these landscaping plans are:

Planning Division-Zoning Ordinance Compliance
Public Services, Streets Division - maintenance within the City right-of-way (encroachment permits).

(NOTE: The State of Arizona currently requires that firms engaged in the installation of landscaping or of irrigation systems obtain a State Contractor's License. Specific details and requirements should be obtained from the Registrar of Contractors.)

There are many specialized plants which are able to withstand the environmental extremes found in this area of the country. The use of these plant types should be given special consideration when designing the landscaping areas of a property.

IRRIGATION SYSTEM

There are several different types and forms of irrigation systems available for landscaping uses. The particular system to use at a specific location depends on several factors including the needs of the specific plant materials used, the local weather (temperature, humidity), and the type of soil.

The following explanations are intended as elementary explanations for the nonprofessional. Specific questions and problems should be directed to irrigation and sprinkler professionals.

Bubbler System - A system which is good for trees and shrubs with large and deep root systems. The outlet is placed at the base of the plant inside a shallow basin created with a ridge of soil and the basin is filled with water. It is frequently a timed system.

Drip Irrigation - a system which delivers small constant amounts of water to individual plants through a network of narrow tubes, porous tubing, or emitters. It is most frequently used with desert landscaping or with Xeriscape.

Flood Irrigation - a system in which a large area is literally flooded on a regular basis (usually weekly). This system is discouraged because it is not compatible with the need for water conservation in the Southwest.

Sprinkler System - a system which uses an underground water delivery system and dispenses the water through aboveground sprinkler heads in a manner resembling rainfall. The system must be allowed to remain on for enough time to allow the water to soak the ground sufficiently. Portable hoses and sprinklers can also be used to irrigate the area but are more time and labor consuming.

SUGGESTED PLANTS FOR YUMA COUNTY

The following books and resources may give guidance as to specific plants to use.

Sunset Books. Sunset New Western Garden Book. Menlo Park, CA., Lane Publishing Co., 1986.

Duffield, Mary Rose and Jones, Warren D. Plants for Dry Climates: How to Select, Grow and Enjoy. Tucson AZ, HP Books, 1981.

Southern Arizona Water Resources Association (SAWARA), Suite 106, 48 N. Tucson Boulevard, Tucson AZ 85716, 1-881-3939

University of Arizona, Cooperative Extension Service, 1047 S. 4th Avenue, Yuma, 783-8338

In addition, the Planning Division of the Department of Development Services has information on plants which have been grown in the Yuma area. The following list is intended as a reference only. Specific questions on particular plants should be directed to a landscaping professional.

Acacia redolens
Acacia (Acacia species)
African Sumac (Rhus lancea)
Arizona Rosewood (Vauquelinia californica)
Ash Gum Eucalyptus (Eucalyptus cinerea)
Asparagus plant (Asparagus densiflorus 'Sprengeri')
Australian Saltbush (Atriplex semibaccata)
Australian Willow (Geijera parviflora)
Blackfoot Daisy (Melampodium leucanthum)
Blue Palo Verde (Cercidium floridum)
Bottle Brush (Callistemon species)
Bougainvillea species
Brittlebush (Encelia farniosa)
Bush Germander (Teucrium)
Bush Lantana (Lantana camara)
Cactus (Cactus Species)
California Laurel (Umbellularia californica)
Canyon Hackberry (Celtis reticulata 'douglasii')
Cassia (Cassia Species)
Catalina Cherry (Prunus lyonii)
Chilean Mesquite (Prosopis chilensis)
Classic Myrtle (Myrtus communis)
Crape Myrtle (Lagerstroemia indica)
Creosote Bush (Larrea tridentata)
Desert Broom (Baccharis sarothroides)
Desert Holly (Atriplex hymenelytra)
Desert Milkweed (Asclepias subulata)

Desert Willow (*Chilopsis linearis*)
 Dichondra (*Dichondra micrantha*)
 Dwarf Coyote Bush (*Baccharis pilularis*)
 Dwarf Rosemary (*Rosmarinus officinalis* 'Prostratus')
 Evergreen Pear (*Pyrus kawakamii*)
 Fairy-duster (*Calliandra eriophylla*)
 Feathery Cassia (*Cassia artemisioides*)
 Firecracker Penstemon (*Penstemon eatoni*)
 Firecracker Plant (*Jacobinia gheisbreichtiana*)
 Foothill Palo Verde (*Cercidium microphyllum*)
 Fountain Grass (*Pennisetum setaceum*)
 Fountain Grass (*Pennisetum setaceum*)
 Fourwing Saltbush (*Atriplex canescens*)
 Fraser's photinia (*Photinia fraseri*)
 Grape Ivy (*Cissus trifoliata*)
 Ground Morning Glory (*Convolvulus mauritanicus*)
 Heavenly Bamboo (*Nandina domestica*)
 Holly-Leaf Redberry (*Rhamnus crocea ilicifolia*)
 Hopseed Bush (*Dodonaea viscosa*)
 Indian Laurel Fig (*Ficus* species)
 Italian Buckthorn (*Rhamnus alaternus*)
 Japanese Yew Pine (*Podocarpus*)
 Jojoba (*Simmondsia chinensis*)
 Junipers (*Juniperus* species)
 Lippia (*Phyla nodiflora*)
 Mexican Bird of Paradise (*Caesalpinia pulcherrima*)
 Mexican Evening Primrose (*Oenothera speciosa*)
 Mexican Palo Verde (*Parkinsonia aculeata*)
 Mock Orange (*Pittosporum tobira*)
 Natal Plum (*Carissa grandiflora*)
 Oleanders (*Nerium oleander*)
 Orchid Tree (*Bauhinia* species)
 Oriental Arborvitae (*Platycladus orientalis*)
 Palm (Low or slow growers - less than 10 feet in 25 years)
 Parry's Penstemon (*Penstemon parryi*)
 Peruvian Verbena (*Verbena peruviana*)
 Pines (*Pinus* species)
 Purple Leaf Plum (*Prunus cerasifera* 'Atropurpurea')
 Purslane Tree (*Portulacaria afra*)
 Pyracantha (*Pyracantha* species)
 Quailbush (*Atriplex lentiformis*)
 Red Yucca (*Hesperaloe parviflora*)
 Ruellia (*Ruellia peninsularis*)
 Santolina (*Santolina* species)
 Scarlet Hummingbird Trumpet (*Zauschneria latifolia*)
 Silk Tree (*Albizia julibrissin*)
 Slim Pod Senna (*Cassia leptocarpa*)
 Soaptree Yucca (*Yucca elata*)
 Sonoran Palo Verde (*Cercidium praecox*)
 Sweet Acacia (*Acacia farnesiana*)
 Sweet Olive (*Osmanthus fragrans*)

Texas Ebony (*Pithecellobium flexicaule*)
Texas Red Salvia (*Salvia greggii*)
Trailing Gazania (*Gazania rigens leucolaena*)
Weeping Chinese Banyan (*Ficus species*)
Weeping Pittosporum (*Pittosporum phyllarioides*)
Whitethorn Acacia (*Acacia constricta*)
Xylosma (*Xylosma congestum*)
Yellow Bells (*Tecoma stans*)
Yellow Oleander (*Thevetia*)
Yucca (*Yucca schottii*)

PLANTS WHICH ARE DISCOURAGED FROM USE

The use of the following plant types are strongly discouraged due to their pollen/seeds which aggravate allergies and other health problems:

- Common Bermuda Grass (*Cynodon dactylon*)
- Mulberry, female (*Morus*)
- Olive (*Olea europaea*) except the male or fruitless varieties

The use of other plants should be given special consideration due to their poisonous and potentially dangerous nature. The following is a partial list of such plants:

- Bird of Paradise (*Caesalpinia* species)
- Bush Lantana (*Lantana camara*)
- Bush Morning Glory (*Convolvulus cneorum*)
- Castor Bean (*Ricinus communis*)
- Cork Oak (*Quercus suber*)
- Desert Marigold (*Baileya multiradiata*)
- Dusty Miller (*Senecio cineraria*)
- Euphorbia species
- Oleander (*Nerium oleander*)
- Yellow Oleander (*Thevetia*)

The use of the following plant types should be used cautiously due to their tendency to have invasive root structures or to produce excessive litter with leaves, seeds, or fruit. Trees with spreading habit, seed pods, or thorns should be planted a minimum of 15' from the sidewalk or street. Plants with spreading root systems should not be planted near any permanent structures, concrete forms, septic tanks, or underground pipes and wiring in order to prevent structural damage to those structures.

- Carob (*Ceratonia siliqua*) - male or fruitless varieties
- Eucalyptus (most varieties)
- Mesquite (*Prosopis*)
- Narrowleaf Cottonwood (*Populus angustifolia*)
- Palo Verde (*Cercidium*)
- Poplar (*Populus* species)
- Salt Cedar (*Tamarix chinensis*)
- Silk Oak (*Grevillea robusta*)
- Western or Fremont Cottonwood (*Populus fremontii*)

Palms, Ficus, and Elm will not be permitted in city-owned parkways which have a width of 10' or less due to their tendency to create visibility problems as well as because of their invasive root structures.

The following trees should not be planted near overhead utility lines because they generally reach a mature height of 25' or greater ("Planting Trees with Power Lines in Mind", distributed by APS):

- Bottle Tree (*Brachychiton populneus*)
- Carob (*Ceratonia siliqua*)
- Common Olive (*Olea europaea*)
- Eucalyptus (*Eucalyptus* species)
- Hackberry (*Celtis*)
- Honey Locust (*Gleditsia triacanthos*)
- Mulberry (*Morus*)
- Palms
- Pines (*Pinus* species)

PLANTS WHICH PROVIDE SCREENING

The purpose of requiring landscaping screens in the Zoning Ordinance is to provide a visual buffer between incompatible uses and to provide a means of muffling undesirable noise from adjacent properties. For example, these would be used to separate a parking lot from an adjacent residential property, to screen a parking lot from adjacent streets, or to provide a noise and sight buffer for an industrial use. Consequently, these landscaping screens must be dense and must maintain their foliage throughout the year. Plants used for these landscaping buffers must be dense enough at the time of planting to provide the visual screen required by the Ordinance. The following list of plants is offered as a suggestion and is not intended to be limiting or restrictive:

African Sumac (*Rhus lancea*)
Arborvitae (*Thuja*)
Bamboo (certain species only)
Black Sally (*Eucalyptus stellulata*)
Bushy Yate (*Eucalyptus lehmannii*)
California Holly (*Heteromeles arbutifolia*)
California Laurel (*Umbellularia californica*)
Carolina Laurel Cherry (*Prunus caroliniana*)
Carob (*Ceratonia siliqua*)
Catalina Cherry (*Prunus lyonii*)
Chinese Hibiscus (*Hibiscus rosa-sinensis*)
Cider Gum (*Eucalyptus gunnii*)
Cocculus laurifolius
Cotoneaster (some species only)
Creosote Bush (*Larrea tridentata*)
Cupressocyparis leylandii
Dotted Melaleuca (*Melaleuca hypericifolia*)
Drooping Melaleuca (*Melaleuca armillaris*)
Dwarf Blue Gum (*Eucalyptus globulus 'Compacta'*)
Elaeagnus (evergreen variety only)
Elephant's Food (*Portulacaria afra*)
Euonymus kiautschovica
Evergreen Euonymus (*Euonymus japonica*)
Germander (*Teucrium*)
Glossy Abelia (*Abelia grandiflora*)
Heath (*Erica*) (some species only)
Heavenly Bamboo (*Nandina domestica*)
Holly (*Ilex*)
Holly-leaf Redberry (*Rhamnus crocea ilicifolia*)
Hollyleaf Sweetspire (*Itea ilicifolia*)
Honeysuckle (*Lonicera*) (shrub type)
Italian Buckthorn (*Rhamnus alaternus*)
Juniper (*Juniperus*) (columnar types)
Lemon Bottlebrush (*Callistemon citrinus*)
Mexican Orange (*Choisya ternata*)

Narrow-leafed Gimlet (*Eucalyptus spathulata*)
Nevin Mahonia (*Mahonia nevinii*)
Oleander (*Nerium oleander*)
Oregon Grape (*Mahonia aquifolium*)
Oriental Arborvitae (*Platycladus orientalis*)
Photinia
Pineapple Guava (*Feijoa sellowiana*)
Pink Melaleuca (*Melaleuca nesophila*)
Podocarpus
Primrose Tree (*Lagunaria patersonii*)
Privet (*Ligustrum*)
Pyracantha
Round-leafed Moort (*Eucalyptus platypus*)
Sandankwa Viburnum (*Viburnum suspensum*)
Silk Oak (*Grevillea robusta*)
Smooth Arizona Cypress (*Cupressus glabra*)
Sugar Bush (*Rhus ovata*)
Sweet Bay (*Laurus nobilis*)
Sweet Hakea (*Hakea suaveolens*)
Sweet Olive (*Osmanthus fragrans*)
Tecate Cypress (*Cupressus forbesii*)
Tobira (*Pittosporum tobira*)
True Myrtle (*Myrtus communis*)
Weeping Chinese Banyan (*Ficus benjamina*)
White Bottlebrush (*Callistemon salignus*)
Xylosma congestum
Yellow Trumpet Flower (*Tecoma stans*)
Yellow Oleander (*Thevetia*)

GROUNDCOVER

Groundcover materials may include a great deal more than grass and rocks. A lawn is traditionally composed of one of the grasses and is intended to be walked on. Some other groundcover plants can tolerate foot traffic but their primary purpose is to provide a visual bridge between buildings and the adjacent streets. Generally 18" in height or less, groundcover can include vegetative, organic, and inorganic materials. Types of groundcover which are not plants would include decorative rocks and gravel, mulches, and bark chips as well as decorative features such as railroad ties, fountains, or statues. The following list of plants includes only a few of the possibilities available to the property-owner.

Acacia redolens
Blackfoot Daisy (Melampodium leucanthum)
Chamomile (Chamaemelum nobile)
Dichondra (Dichondra micrantha)
Dwarf Coyote Bush (Baccharis pilularis)
Dwarf Rosemary (Rosmarinus officinalis 'Prostratus')
Fourwing Saltbush (Atriplex canescens)
Ground Morning Glory (Convolvulus mauritanicus)
Hippocrepis comosa
Lippia (Phyla nodiflora)
Mexican Evening Primrose (Oenothera speciosa)
Natal Plum (Carissa grandiflora)
Peruvian Verbena (Verbena peruviana)
Santolina (Santolina species)
Trailing Gazania (Gazania rigens leucolaena)

The lawn grasses which are drought-tolerant and adaptable to the Yuma area include:

Bermuda (Cynodon dactylon) (hybrids preferred to common)
St. Augustine (Stenotaphrum secundatum)
Zoysia (Zoysia species)

ASSURANCE OF INSTALLATION FOR LANDSCAPING
AND IRRIGATION SYSTEMS

And Assurance of Installation of Landscaping and Irrigation Systems at _____ Yuma, Arizona for _____ inclusive.

For the purpose of providing an Assurance of Installation as required by Ordinance 78, as amended, of the City of San Luis, _____ (herein referred to as the Owner) and _____ (herein referred to as the Financial Institution) represent as follows:

1. That funds sufficient to cover the entire cost of installing landscaping and irrigation improvements at the above named address in the amount _____ (\$ _____) have been committed by the Financial Institution and are available to the Owner.
2. Owner agrees that the funds referred to in Paragraph 1 above will be used only for the purpose of installing landscaping and irrigation improvements at the above named address.
3. All disbursements from said funds by the Financial Institution to pay for said landscaping and irrigation improvements shall be made to the Owner (or to a contractor upon direction of the Owner) upon presentation of invoices or lien waivers and upon receipt from the City of San Luis Planning Director of notice that the installation of said improvements has been accepted.
4. It is agreed that the City of San Luis may draw on the funds mentioned in Paragraph 1 above in order to complete the installation of the landscaping and irrigation improvements at the above address if the Owner abandons construction of the improvements or if the Owner fails to complete the installation of the improvements covered by these funds within six months of this agreement, unless the time for completion of the improvements is extended by written agreement between the Owner and the Planning Director.

By: _____
Planning Director
City of San Luis

By: _____
(Owner)

Agreement Date:

(Name and Title)
(Financial Institution)

ASSURANCE OF INSTALLATION FOR LANDSCAPING
AND IRRIGATION SYSTEMS

An Assurance of Installation of Landscaping and Irrigation Systems at _____ San Luis, Arizona for _____ inclusive.

For the purpose of providing an Assurance of Installation as required by Ordinance 78, as amended, of the City of San Luis, _____ (herein referred to as the Owner) and _____ (herein referred to as the Financial Institution) represent as follows:

1. That funds sufficient to cover the entire cost of installing landscaping and irrigation improvements at the above named address in the amount _____ (\$ _____) have been committed by the Financial Institution and are available to the Owner.
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By: _____
Planning Director
City of San Luis

By: _____
(Owner)

Agreement Date:

(Name and Title)