

FIRST AMENDMENT

BILL NO. 2002-87

ORDINANCE NO. 5509

AN ORDINANCE TO REVISE THE LANDSCAPE, WALL AND BUFFER REQUIREMENTS FOR DEVELOPMENT WITHIN THE CITY, AND TO PROVIDE FOR OTHER RELATED MATTERS.

Proposed by: Robert S. Genzer,
Director of Planning and Development

Summary: Revises the landscape, wall and
buffer requirements for development within the
City.

THE CITY COUNCIL OF THE CITY OF LAS VEGAS DOES HEREBY ORDAIN
AS FOLLOWS:

SECTION 1: Title 19, Chapter 12, of the Municipal Code of the City of Las Vegas,
Nevada, 1983 Edition, is hereby repealed in its entirety.

SECTION 2: Title 19 of the Municipal Code of the City of Las Vegas, Nevada, 1983
Edition, is hereby amended by adding thereto a new chapter, designated as Chapter 12, consisting of
the provisions set forth in the attached document.

SECTION 3: In the attached document, the catchlines and headings that are used, and
the capitalization, use of bolding, and other formatting appear in the format previously used in Title
19A, the predecessor to Title 19. The catchlines, headings and formatting are included for the sake
of convenience and are not adopted as part of the Municipal Code. The codifier is authorized to
reformat and resubdivide the provisions in the attached document in accordance with its regular
LVMC format, and to employ such additional or replacement catchlines, headings and formatting as
are deemed appropriate.

SECTION 4: If any section, subsection, subdivision, paragraph, sentence, clause or
phrase in this ordinance or any part thereof, is for any reason held to be unconstitutional, or invalid
or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or
effectiveness of the remaining portions of this ordinance or any part thereof. The City Council of the
City of Las Vegas hereby declares that it would have passed each section, subsection, subdivision,
paragraph, sentence, clause or phrase thereof irrespective of the fact that any one or more sections,
subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional,

032126



1 invalid or ineffective.

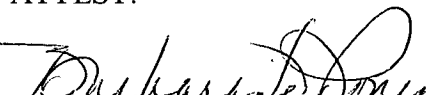
2 SECTION 5: All ordinances or parts of ordinances or sections, subsections, phrases,
3 sentences, clauses or paragraphs contained in the Municipal Code of the City of Las Vegas, Nevada,
4 1983 Edition, in conflict herewith are hereby repealed.

5 PASSED, ADOPTED and APPROVED this 18th day of September, 2002.

6 APPROVED:

7
8 By 
9 OSCAR B. GOODMAN, Mayor

10 ATTEST:

11 
12 BARBARA JO RONEMUS, City Clerk

13 APPROVED AS TO FORM:

14 Val Steed 9-22-02
15 Date

1 The above and foregoing ordinance was first proposed and read by title to the City Council on the
2 7th day of August, 2002, and referred to a committee for recommendation; thereafter the
3 committee reported favorably on said ordinance on the 18th day of September, 2002, which was a
4 regular meeting of said Council; that at said regular meeting, the proposed ordinance was read by
5 title to the City Council as amended and adopted by the following vote:

6 VOTING "AYE": Mayor Goodman, Councilmembers Reese, M. McDonald, Brown, L. B.
McDonald, Weekly and Mack

7 VOTING "NAY": None

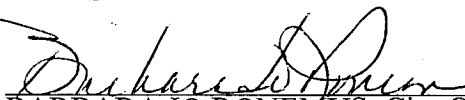
8 EXCUSED: None

9 ABSTAINED: None

10 APPROVED:

11 
12 _____
OSCAR B. GOODMAN, Mayor

13 ATTEST:

14 
15 BARBARA JO RONEMUS, City Clerk

CHAPTER 19.12 LANDSCAPE, WALL AND BUFFER REQUIREMENTS

19.12.010 Applicability

This chapter applies to all multi-family, office, retail, commercial, institutional, and industrial developments. In addition, it applies to all single family developments with five or more lots adjacent to streets classified as collectors or larger. However, it does not apply to any special purpose zoning district which contains special landscape standards or to properties in the Downtown Overlay District.

19.12.020 Intent of Development Standards

The intent of establishing minimum standards for landscaping, walls and buffering is:

- A. To ensure that new development will contribute to the overall attractiveness of the City;
- B. To increase design compatibility between residential and abutting commercial and industrial land uses;
- C. To reinforce a sense of community and preserve the integrity of neighborhoods;
- D. To conserve water and reduce erosion;
- E. To reduce unsightly views;
- F. To reduce heat and glare generated by development; and
- G. To aid in filtering dust and particulate matter from the air.

19.12.030 General

A. Landscape Required

- 1. All required Site Development Plans shall meet or exceed the minimum standards, and shall comply with any restrictions, established in this chapter. In addition, the City's policy document entitled "Landscape, Wall and Buffer Standards" is a resource for acceptable standards and design solutions. To the extent that such document establishes minimum requirements and standards and is formally adopted by the City Council, a Site Development Plan must comply with that document.
- 2. Landscape and irrigation plans may be combined on the same drawing with required Site Development Plans.
- 3. All landscape and irrigation plans shall be prepared and stamped by a registered Architect, Landscape Architect, Residential Designer or Civil Engineer.
- 4. The owner, developer and occupant of the property are jointly and severally responsible for maintaining or assuring the ongoing maintenance of installed landscaping so that the landscaping continues to thrive. Prior to the issuance of a building permit, the owner, developer or contractor shall post a performance bond or equivalent security to assure the performance of the maintenance obligation for a minimum of two years.

B. Additional Landscaping May be Required

Additional landscaping may be required by the Director, or reviewing authority, in order to respond to special site features, maintain an established landscape pattern created by existing landscaping in the surrounding area, or mitigate the impact of a particular development.

C. Alternative Landscape Design

The Director, or other reviewing authority, may approve variations to the standards and designs set out in this chapter if they respond more appropriately to a particular site and provide equivalent means of achieving the intent of this chapter.

D. Maintenance

Property owners shall maintain all walls in good structural and finish condition. All landscaping shall be maintained in a healthy and vigorous living condition. Dead vegetation shall be promptly replaced, in accordance with standard seasonal planting practices, with healthy, living plants.

E. Installation of Required Landscaping

All required perimeter landscaping shall be installed with the first phase of construction when adjacent to or across the street from existing residential uses, or as soon as permitted by standard seasonal planting practices.

F. Irrigation of Landscaping

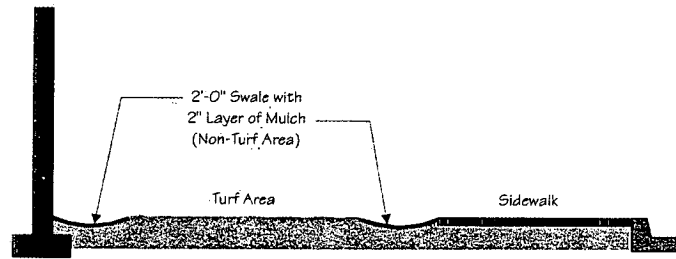
All required landscaping shall be installed with an irrigation system designed to eliminate any run-off of water into the public rights-of-way.

In order to minimize damage to buildings and solid walls from soil settling, expansion/contraction (cracked foundation), all overhead spray irrigation systems shall be a minimum of twenty-four (24) inches back from any building and solid walls with no overspray contacting any building or solid walls.

An automatic irrigation system is required for all planting areas, and shall include:

1. An electric automatic controller with multiple program capabilities;
2. Multiple repeat cycle capabilities; and
3. A flexible calendar program.

All irrigation water shall be retained on-site. When required, swales shall channel water to larger holding areas, catch basins, other planting areas, gravel sumps and/or dry-wells. Areas that accumulate system water shall be provided with underground drainage systems to carry water to holding or discharge areas. Nuisance flows shall not spill over the sidewalk and into any street (see Figure 1).

FIGURE 1 LANDSCAPE AREA SWALE**G. Turf Limitations**

1. The use of turf shall be limited as follows:

<u>Zoning District/Use</u>	<u>Use of Turf</u>
Commercial/Industrial Districts	Limited to a maximum of 25% of total landscapable area
Public Facilities Districts	Prohibited, except for schools, parks and cemeteries
Golf Course Use	Limited to 5 acres average per hole, with a maximum 10 additional acres for driving range
Residential Districts (Single-Family)	Limited to a maximum of 50% of total front yard area
Residential Districts (Multi-Family)	Limited to a maximum of 30% of total landscapable area

2. The turf limitations contained in this Subsection are intended to increase the use of water efficient vegetation. Landscaping shall be designed, and the landscaping materials shall be chosen and installed, so as to ensure that, within 3 years of normal growth, at least 50% of the area covered by non-turf landscaping will consist of water efficient vegetation.
3. The maximum amount of turf allowable pursuant to Paragraph (1) may be increased proportionally by the percentage of water used for irrigation that comes from a source to which the property owner has secured water rights.

H. Perimeter

Perimeter landscaping shall be provided and shall include drought-resistant and water efficient plant materials consistent with the Southern Nevada Water Authority xeriscape guidelines and the turf limitations of Subsection (G). The width of perimeter landscape areas shall conform to the requirements as found in the *"Landscape, Wall and Buffer Standards"* policy document.

I. Plants and Shrubs

Plants or shrubs are required and shall include a minimum of four shrubs of five gallon minimum each, and four shrubs of one gallon minimum each, per each 24 inch box and 15 gallon tree provided.

J. Ground Covers

Ground covers shall be installed in all landscaped areas. Non-vegetative ground covers shall include, but not be limited to, rocks and small stones, crushed rock, and bark installed to a minimum depth of two inches in all areas.

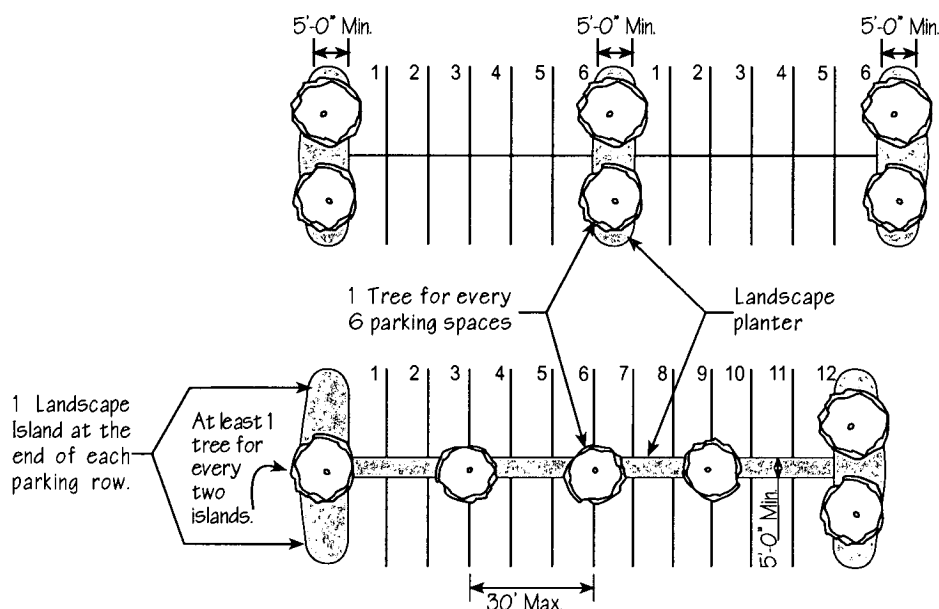
19.12.040 Parking Lot Landscaping

A. Landscape Islands

In accordance with Figure 2 below:

1. Landscape islands located within the parking area shall have a minimum planter width of five feet and a minimum length equal to the length of the adjacent parking space. Landscape islands may be located between rows of parking, between individual parking spaces, or at the end of a row of parking spaces.
2. Landscape islands must be located at the end of each row of parking spaces.
3. The required trees shall be distributed throughout the parking area in an aesthetically pleasing manner in order to break up unlandscaped areas of the parking lot.
4. Landscape islands and any other required landscape areas shall be irrigated with drip irrigation only.

FIGURE 2 LANDSCAPE PLANTING ALTERNATIVES



B. Planting Requirement

The minimum acceptable size plant material for landscaped islands shall be 24 inch box evergreen or deciduous shade trees. These trees shall be provided at a ratio of one tree for every six spaces provided.

C. Parking Lot Screening

Parking lots shall be screened from adjacent roadways by a low wall, maximum 30 inches tall, by a solid living hedge approximately 36 inches tall, or some other method approved as part of the landscape plan.

19.12.050 Streetscape Buffering**A. Streetscape Buffer Zone**

A streetscape buffer zone consisting of landscape planting and screening shall be provided adjacent to all street rights-of-way identified in Section 19.12.010 in accordance with any requirements of the Landscape, Wall and Buffer Standards, as adopted by the City.

B. Penetration of Streetscape Buffer Zone

The streetscape buffer zone is in addition to any sidewalk, but the buffer zone may be penetrated by driveways and sidewalks approximately perpendicular to the street right-of-way.

C. Clustering of Plant Material

The clustering of plant material into groups of three or more plants is encouraged.

D. Utility Boxes and Installations

1. Along streets that border residential subdivision, all utility boxes and above-ground utility installations, other than utility poles, that are in excess of 27 cubic feet in size and that are to be placed back of sidewalk shall be installed with landscaping on three sides. The landscaping must include tall grasses and shrubbery which, at maturity, will provide adequate screening of the utility structures.
2. Along streets that border nonresidential development, all utility boxes and above-ground utility installations, other than utility poles, that are in excess of 27 cubic feet in size (excluding pad and concrete collars) shall be set back a sufficient distance so that a minimum of 3 feet of landscaping separates the utility structure from the public street right-of-way or sidewalk, whichever is nearer the structures. The landscaping must include tall grasses and shrubbery which, at maturity, will provide adequate screening of the utility structures. In addition, all utility boxes shall be placed so that the access doors open parallel to the street corridor and are accessible without the need to cut down or reduce the effectiveness of the landscaped screening.

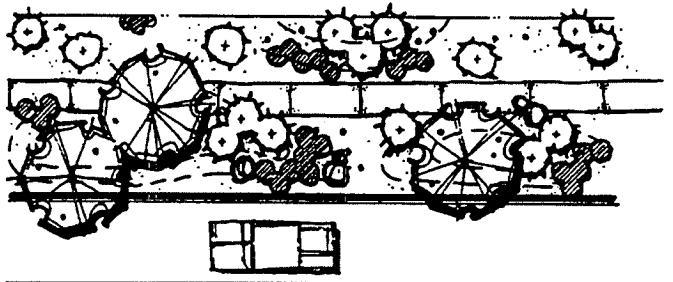
3. Within proposed trail corridors that are identified in the Master Plan Transportation Trails Element and the Master Plan Recreation Trails Element, no utility box or above-ground utility installation, other than a utility pole, that is in excess of 27 cubic feet in size (excluding pad and concrete collars) shall be allowed. In addition, all utility boxes to be placed immediately adjacent to a trail corridor shall be placed so that the access doors open parallel to the trail corridor and are accessible without the need to cut down or reduce the effectiveness of the landscaping within the trail area.

E. Sidewalks

Sidewalks a minimum of five feet in width are required. Sidewalks along arterial streets 100 feet and wider shall be separated from the back of the street curb by a minimum of five feet of landscaped buffer area (Figure 3). The buffer area shall be planted with low maintenance, drought tolerant materials. Trees may be planted within the buffer area but are not required. Street trees shall be planted in accordance with Section 19.12.050.F. The developer shall provide preliminary peripheral landscaping plans at the time of application. Maintenance of the peripheral landscaping and sidewalk shall be the responsibility of the property owner, developer, business association, other similar organization, or other method as approved by the City. If necessary, a pedestrian walkway easement for any sidewalk area which will fall on private property, and/or an encroachment agreement for landscaping and private improvements in the right-of-way will be required.

1. In areas where the street flow depth of stormwater exceeds the top of the curb elevation, required erosion control measures such as stem or rockery walls, riprap, turf, etc. shall be integrated into the landscape design. Where stem or rockery walls are used the wall shall be backfilled level with the top of the wall and landscaping installed. Color and texture of such walls shall be consistent with the sidewalk, hardscaped areas or perimeter walls. All walls shall be capped with a wall cap.

FIGURE 3 LANDSCAPE PERIMETER



Landscaped perimeter tracts with sidewalks that are separated from the street by landscaping provide an enhanced pedestrian environment and street edge.

F. Street Trees

Street trees, of an approved type, shall be planted along public streets in accordance with any corridor or specific area plan as adopted by the City. In the absence of any such adopted plan the following requirements shall apply.

Minimum number of trees required:

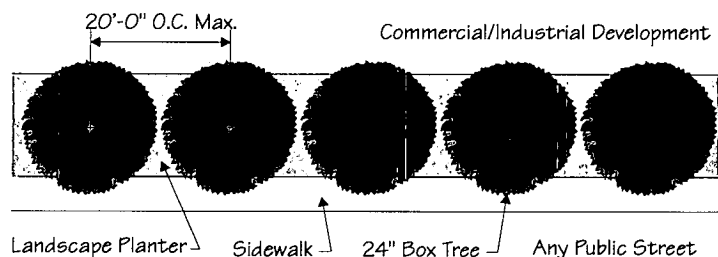
The planter shall provide a minimum of one 24 inch box (minimum 1 1/2" caliper measured 6" above the soil line) deciduous or evergreen tree, or palm tree with minimum height of 15 feet from the ground to the top of the fronds, for every twenty linear feet of planter, plus one additional similar size tree to provide coverage at the end of planters.

Tree spacing alternatives:

Alternative 1 (See Figure 4)

Spacing of trees shall not exceed twenty feet on center (O.C.).

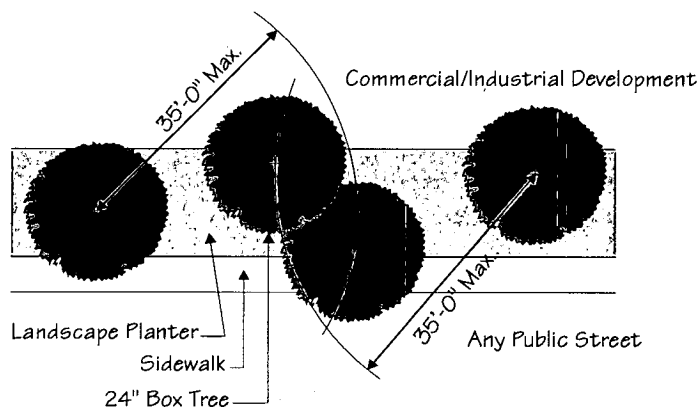
FIGURE 4



Alternative 2 (See Figure 5)

Clustering of trees is allowed if: the total number of trees exceeds the minimum requirements by at least one tree; the spacing between any two trees does not exceed thirty-five feet; and at least three trees are located within a thirty-five foot radius.

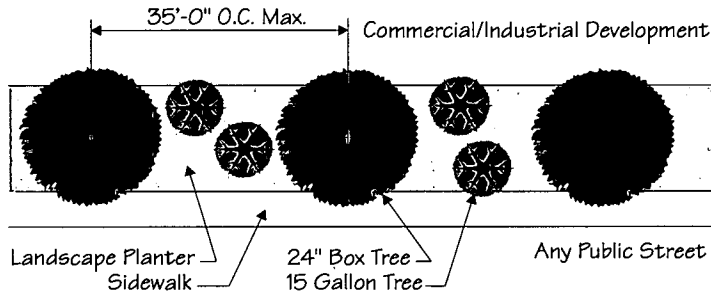
FIGURE 5



Alternative 3 (See Figure 6)

The minimum number of trees required is one 24 inch box deciduous tree, evergreen tree, or 15 foot palm tree for every forty linear feet of planter plus one extra tree of similar size to provide coverage at the ends of planters. In addition, two 15 gallon deciduous trees, evergreen trees or palm trees shall be required for every forty linear feet of planter, and will be located between every 24 inch box tree or 15 foot palm tree.

The spacing of the 24 inch box trees or 15' palm trees shall not exceed thirty-five feet on center. The 15 gallon trees can be either regularly spaced or grouped in between the larger trees.

FIGURE 6

19.12.060 Additional Buffering Requirements

A. Landscape Buffer Zone

In addition to any required perimeter wall a landscape buffer zone and screening wall shall be constructed and maintained on all multi-family, commercial and industrial properties to provide a buffer from adjacent properties in accordance with Table 1.

1. Deciduous trees must be of a variety that reaches a minimum height of 15' at maturity.
2. Evergreen trees shall be a minimum of 8 feet in height at the time of planting and be of a variety that will grow to a minimum height of 15 feet at maturity. Palm trees are not acceptable for screening in this application.

TABLE 1 LANDSCAPE BUFFERING

STANDARD	MULTI-FAMILY	COMMERCIAL	INDUSTRIAL
Minimum Zone Depth	6 feet	8 feet	8 feet
Minimum Trees (24" Box) 1 1/2" caliper measured 6" above soil line	1 per 30 linear feet	1 per 20 linear feet ¹	1 per 30 linear feet ¹
		1 per 30 linear feet ²	1 per 30 linear feet ²
Wall Height	6 feet	8 feet	8 feet

¹ Where adjacent to any residential use(s)

² Where adjacent to any commercial or industrial use(s)

B. Clustering of Plant Material

The clustering of plant material into groups of three or more plants is encouraged.

C. Wall Design Standard

All walls required under this subchapter and which are not located within 25 feet of a street right-of-way may be made of any solid masonry material, including concrete block, stucco, brick or stone.

19.12.070 Landscape Plan Approval Procedure

Unless approved in connection with a Rezoning, Special Use Permit or Variance application, landscape plans shall be processed and approved, if appropriate, as part of the Site Development Plan approval procedure.

19.12.080 Enforcement and Penalties

In addition to any other remedy which might be available, the City may withhold, deny, revoke or suspend a business license, certificate of occupancy or other permit or approval for failure to comply with this Chapter.

BILL NO. 2002-87

ORDINANCE NO. _____

AN ORDINANCE TO REVISE THE LANDSCAPE, WALL AND BUFFER REQUIREMENTS FOR DEVELOPMENT WITHIN THE CITY, AND TO PROVIDE FOR OTHER RELATED MATTERS.

Proposed by: Robert S. Genzer,
Director of Planning and Development

Summary: Revises the landscape, wall and
buffer requirements for development within the
City.

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AS FOLLOWS:

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Nevada, 1983 Edition, is hereby repealed in its entirety.

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phrase in this ordinance or any part thereof, is for any reason held to be unconstitutional, or invalid
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City of Las Vegas hereby declares that it would have passed each section, subsection, subdivision,
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SECTION 5: All ordinances or parts of ordinances or sections, subsections, phrases, sentences, clauses or paragraphs contained in the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, in conflict herewith are hereby repealed.

PASSED, ADOPTED and APPROVED this _____ day of _____, 2002.

APPROVED:

By _____
OSCAR B. GOODMAN, Mayor

ATTEST:

BARBARA JO RONEMUS, City Clerk

APPROVED AS TO FORM:

Val Steel 7-24-02
Date

1 The above and foregoing ordinance was first proposed and read by title to the City Council on the
2 ____ day of _____, 2002, and referred to the following committee composed of
3 _____ and _____ for recommendation;
4 thereafter the said committee reported favorably on said ordinance on the ____ day of
5 _____, 2002, which was a _____ meeting of said Council; that at said
6 _____ meeting, the proposed ordinance was read by title to the City Council
7 as first introduced and adopted by the following vote:

8 VOTING "AYE": _____

9 VOTING "NAY": _____

10 ABSENT: _____

11

12

APPROVED:

13

14

By _____
OSCAR B. GOODMAN, Mayor

15 ATTEST:

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17 BARBARA JO RONEMUS, City Clerk

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**DRAFT
7-15-02****CHAPTER 19.12 LANDSCAPE, WALL AND
BUFFER REQUIREMENTS****19.12.010 Applicability**

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19.12.020 Intent of Development Standards

The intent of establishing minimum standards for landscaping, walls and buffering is:

- A. To ensure that new development will contribute to the overall attractiveness of the City;
- B. To increase design compatibility between residential and abutting commercial and industrial land uses;
- C. To reinforce a sense of community and preserve the integrity of neighborhoods;
- D. To conserve water and reduce erosion;
- E. To reduce unsightly views;
- F. To reduce heat and glare generated by development; and
- G. To aid in filtering dust and particulate matter from the air.

19.12.030 General**A. Landscape Required**

1. All required Site Development Plans shall meet or exceed the minimum standards, and shall comply with any restrictions, established in this chapter. In addition, the City's policy document entitled "Landscape, Wall and Buffer Standards" is a resource for acceptable standards and design solutions. To the extent that such document establishes minimum requirements and standards and is formally adopted by the City Council, a Site Development Plan must comply with that document.
2. Landscape and irrigation plans may be combined on the same drawing with required Site Development Plans.
3. All landscape and irrigation plans shall be prepared and stamped by a registered Architect, Landscape Architect, Residential Designer or Civil Engineer.
4. The owner, developer and occupant of the property are jointly and severally responsible for maintaining or assuring the ongoing maintenance of installed landscaping so that the landscaping continues to thrive. Prior to the issuance of a building permit, the owner, developer or contractor shall post a performance bond or equivalent security to assure the performance of the maintenance obligation for a minimum of two years.

DRAFT
7-15-02**B. Additional Landscaping May be Required**

Additional landscaping may be required by the Director, or reviewing authority, in order to respond to special site features, maintain an established landscape pattern created by existing landscaping in the surrounding area, or mitigate the impact of a particular development.

C. Alternative Landscape Design

The Director, or other reviewing authority, may approve variations to the standards and designs set out in this chapter if they respond more appropriately to a particular site and provide equivalent means of achieving the intent of this chapter.

D. Maintenance

Property owners shall maintain all walls in good structural and finish condition. All landscaping shall be maintained in a healthy and vigorous living condition. Dead vegetation shall be promptly replaced, in accordance with standard seasonal planting practices, with healthy, living plants.

E. Installation of Required Landscaping

All required perimeter landscaping shall be installed with the first phase of construction when adjacent to or across the street from existing residential uses, or as soon as permitted by standard seasonal planting practices.

F. Irrigation of Landscaping

All required landscaping shall be installed with an irrigation system designed to eliminate any run-off of water into the public rights-of-way.

In order to minimize damage to buildings and solid walls from soil settling, expansion/contraction (cracked foundation), all overhead spray irrigation systems shall be a minimum of twenty-four (24) inches back from any building and solid walls with no overspray contacting any building or solid walls.

An automatic irrigation system is required for all planting areas, and shall include:

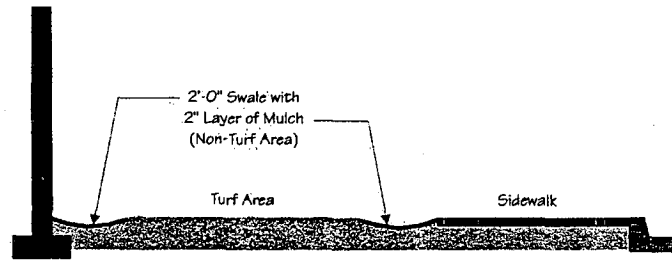
1. An electric automatic controller with multiple program capabilities;
2. Multiple repeat cycle capabilities; and
3. A flexible calendar program.

All irrigation water shall be retained on-site. When required, swales shall channel water to larger holding areas, catch basins, other planting areas, gravel sumps and/or dry-wells. Areas that accumulate system water shall be provided with underground drainage systems to carry water to holding or discharge areas. Nuisance flows shall not spill over the sidewalk and into any street (see Figure 1).

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7-15-02

FIGURE 1 LANDSCAPE AREA SWALE



G. Turf Limitations

1. The use of turf shall be limited as follows:

<u>Zoning District/Use</u>	<u>Use of Turf</u>
Commercial/Industrial Districts	Limited to a maximum of 25% of total landscapable area
Public Facilities Districts	Prohibited, except for schools, parks and cemeteries
Golf Course Use	Limited to 5 acres average per hole, with a maximum 10 additional acres for driving range
Residential Districts (Single-Family)	Limited to a maximum of 50% of total front yard area
Residential Districts (Multi-Family)	Limited to a maximum of 30% of total landscapable area

2. The turf limitations contained in this Subsection are intended to increase the use of water efficient vegetation. Landscaping shall be designed, and the landscaping materials shall be chosen and installed, so as to ensure that, within 3 years of normal growth, at least 50% of the area covered by non-turf landscaping will consist of water efficient vegetation.
3. The maximum amount of turf allowable pursuant to Paragraph (1) may be increased proportionally by the percentage of water used for irrigation that comes from a source to which the property owner has secured water rights.

H. Perimeter

Perimeter landscaping shall be provided and shall include drought-resistant and water efficient plant materials consistent with the Southern Nevada Water Authority xeriscape guidelines and the turf limitations of Subsection (G). The width of perimeter landscape areas shall conform to the requirements as found in the "Landscape, Wall and Buffer Standards" policy document.

I. Plants and Shrubs

Plants or shrubs are required and shall include a minimum of four shrubs of five gallon minimum each, and four shrubs of one gallon minimum each, per each 24 inch box and 15 gallon tree provided.

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7-15-02

J. Ground Covers

Ground covers shall be installed in all landscaped areas. Non-vegetative ground covers shall include, but not be limited to, rocks and small stones, crushed rock, and bark shall be installed to a minimum depth of two inches in all areas. Concrete, asphalt and synthetic materials are prohibited.

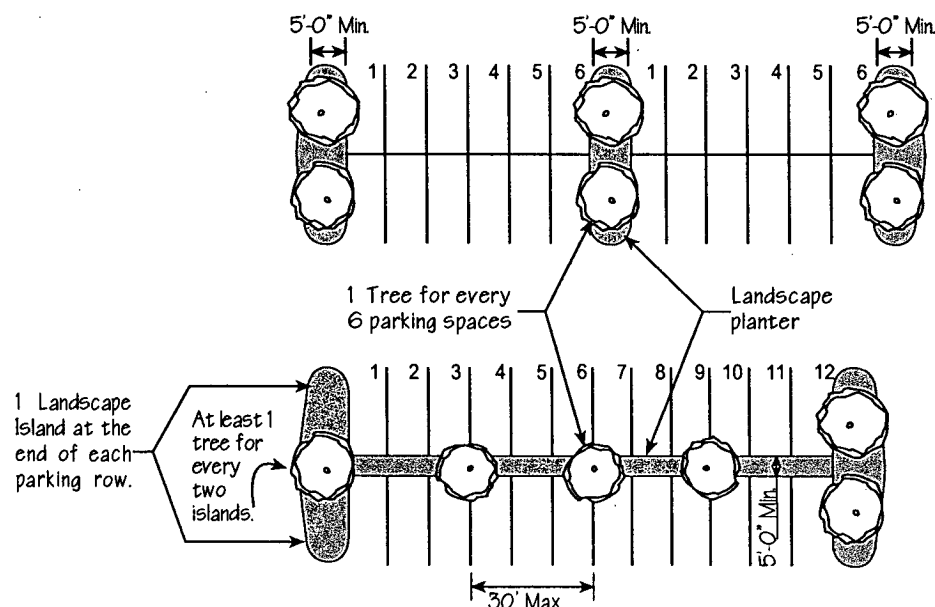
19.12.040 Parking Lot Landscaping

A. Landscape Islands

In accordance with Figure 2 below:

1. Landscape islands located within the parking area shall have a minimum planter width of five feet and a minimum length equal to the length of the adjacent parking space. Landscape islands may be located between rows of parking, between individual parking spaces, or at the end of a row of parking spaces.
2. Landscape islands must be located at the end of each row of parking spaces.
3. The required trees shall be distributed throughout the parking area in an aesthetically pleasing manner in order to break up unlandscaped areas of the parking lot.
4. Landscape islands and any other required landscape areas shall be irrigated with drip irrigation only.

FIGURE 2 LANDSCAPE PLANTING ALTERNATIVES



**DRAFT
7-15-02****B. Planting Requirement**

The minimum acceptable size plant material for landscaped islands shall be 24 inch box evergreen or deciduous shade trees. These trees shall be provided at a ratio of one tree for every six spaces provided.

C. Parking Lot Screening

Parking lots shall be screened from adjacent roadways by a low wall, maximum 30 inches tall, by a solid living hedge approximately 36 inches tall, or some other method approved as part of the landscape plan.

19.12.050 Streetscape Buffering**A. Streetscape Buffer Zone**

A streetscape buffer zone consisting of landscape planting and screening shall be provided adjacent to all street rights-of-way identified in Section 19.12.010 in accordance with any requirements of the Landscape, Wall and Buffer Standards, as adopted by the City.

B. Penetration of Streetscape Buffer Zone

The streetscape buffer zone is in addition to any sidewalk, but the buffer zone may be penetrated by driveways and sidewalks approximately perpendicular to the street right-of-way.

C. Clustering of Plant Material

The clustering of plant material into groups of three or more plants is encouraged.

D. Utility Boxes and Installations

1. Along streets that border residential subdivision, all utility boxes and above-ground utility installations, other than utility poles, that are in excess of 27 cubic feet in size and that are to be placed back of sidewalk shall be installed with landscaping on three sides. The landscaping must include tall grasses and shrubbery which, at maturity, will provide adequate screening of the utility structures.
2. Along streets that border nonresidential development, all utility boxes and above-ground utility installations, other than utility poles, that are in excess of 27 cubic feet in size (excluding pad and concrete collars) shall be set back a sufficient distance so that a minimum of 3 feet of landscaping separates the utility structure from the public street right-of-way or sidewalk, whichever is nearer the structures. The landscaping must include tall grasses and shrubbery which, at maturity, will provide adequate screening of the utility structures. In addition, all utility boxes shall be placed so that the access doors open parallel to the street corridor and are accessible without the need to cut down or reduce the effectiveness of the landscaped screening.

3. Within proposed trail corridors that are identified in the Master Plan Transportation Trails Element and the Master Plan Recreation Trails Element, no utility box or above-ground utility installation, other than a utility pole, that is in excess of 27 cubic feet in size (excluding pad and concrete collars) shall be allowed. In addition, all utility boxes to be placed immediately adjacent to a trail corridor shall be placed so that the access doors open parallel to the trail corridor and are accessible without the need to cut down or reduce the effectiveness of the landscaping within the trail area.

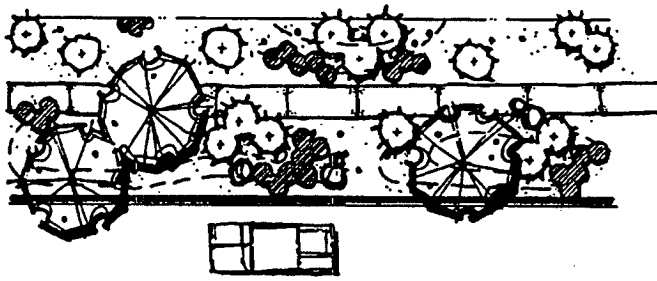
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7-15-02

E. Sidewalks

Sidewalks a minimum of five feet in width are required. Sidewalks along arterial streets 100 feet and wider shall be separated from the back of the street curb by a minimum of five feet of landscaped buffer area (Figure 3). The developer shall provide preliminary peripheral landscaping plans at the time of application. Maintenance of the peripheral landscaping and sidewalk shall be the responsibility of the property owner, developer, business association, other similar organization, or other method as approved by the City. If necessary, a pedestrian walkway easement for any sidewalk area which will fall on private property, and/or an encroachment agreement for landscaping and private improvements in the right-of-way will be required.

1. In areas where the street flow depth of stormwater exceeds the top of the curb elevation, required erosion control measures such as stem or rockery walls, riprap, turf, etc. shall be integrated into the landscape design. Where stem or rockery walls are used the wall shall be backfilled level with the top of the wall and landscaping installed. Color and texture of such walls shall be consistent with the sidewalk, hardscaped areas or perimeter walls. All walls shall be capped with a wall cap.

FIGURE 3 LANDSCAPE PERIMETER



Landscaped perimeter tracts with sidewalks that are separated from the street by landscaping provide an enhanced pedestrian environment and street edge.

F. Street Trees

Street trees, of an approved type, shall be planted along public streets in accordance with any corridor or specific area plan as adopted by the City. In the absence of any such adopted plan the following requirements shall apply.

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Minimum number of trees required:

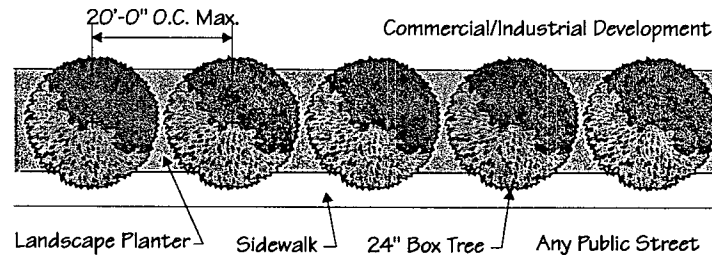
The planter shall provide a minimum of one 24 inch box (minimum 1 1/2" caliper measured 6" above the soil line) deciduous or evergreen tree, or palm tree with minimum height of 15 feet from the ground to the top of the fronds, for every twenty linear feet of planter, plus one additional similar size tree to provide coverage at the end of planters.

Tree spacing alternatives:

Alternative 1 (See Figure 4)

Spacing of trees shall not exceed twenty feet on center (O.C.).

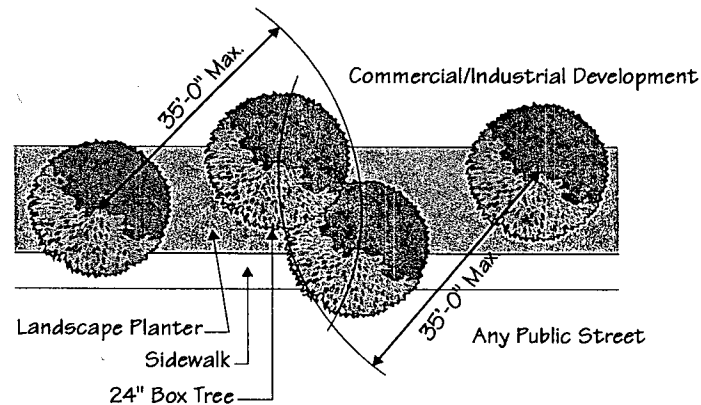
FIGURE 4



Alternative 2 (See Figure 5)

Clustering of trees is allowed if: the total number of trees exceeds the minimum requirements by at least one tree; the spacing between any two trees does not exceed thirty-five feet; and at least three trees are located within a thirty-five foot radius.

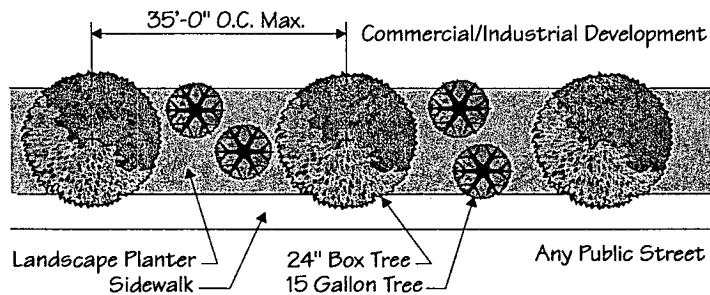
FIGURE 5



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7-15-02**Alternative 3 (See Figure 6)**

The minimum number of trees required is one 24 inch box deciduous tree, evergreen tree, or 15 foot palm tree for every forty linear feet of planter plus one extra tree of similar size to provide coverage at the ends of planters. In addition, two 15 gallon deciduous trees, evergreen trees or palm trees shall be required for every forty linear feet of planter, and will be located between every 24 inch box tree or 15 foot palm tree.

The spacing of the 24 inch box trees or 15' palm trees shall not exceed thirty-five feet on center. The 15 gallon trees can be either regularly spaced or grouped in between the larger trees.

FIGURE 6**G. Street Medians**

Street medians shall be landscaped in accordance with any corridor or specific area plan as adopted by the City. In the absence of any such adopted plan the requirements in Alternative 3 above shall apply. Maintenance of landscaping within medians shall be the responsibility of the adjacent property owners, the developer, a business association, other similar organization, or by such other means as may be approved by the City.

**DRAFT
7-15-02****19.12.060 Additional Buffering Requirements****A. Landscape Buffer Zone**

In addition to any required perimeter wall a landscape buffer zone and screening wall shall be constructed and maintained on all multi-family, commercial and industrial properties to provide a buffer from adjacent properties in accordance with Table 1.

1. Deciduous trees must be of a variety that reaches a minimum height of 15' at maturity.
2. Evergreen trees shall be a minimum of 8 feet in height at the time of planting and be of a variety that will grow to a minimum height of 15 feet at maturity. Palm trees are not acceptable for screening in this application.

TABLE 1 LANDSCAPE BUFFERING

STANDARD	MULTI-FAMILY	COMMERCIAL	INDUSTRIAL
Minimum Zone Depth	6 feet	8 feet	8 feet
Minimum Trees (24" Box) 1 1/2" caliper measured 6" above soil line	1 per 30 linear feet	1 per 20 linear feet ¹	1 per 30 linear feet ¹
		1 per 30 linear feet ²	1 per 30 linear feet ²
Wall Height	6 feet	8 feet	8 feet

¹ Where adjacent to any residential use(s)

² Where adjacent to any commercial or industrial use(s)

B. Clustering of Plant Material

The clustering of plant material into groups of three or more plants is encouraged.

C. Wall Design Standard

All walls required under this subchapter and which are not located within 25 feet of a street right-of-way may be made of any solid masonry material, including concrete block, stucco, brick or stone.

19.12.070 Landscape Plan Approval Procedure

Unless approved in connection with a Rezoning, Special Use Permit or Variance application, landscape plans shall be processed and approved, if appropriate, as part of the Site Development Plan approval procedure.

19.12.080 Enforcement and Penalties

In addition to any other remedy which might be available, the City may withhold, deny, revoke or suspend a business license, certificate of occupancy or other permit or approval for failure to comply with this Chapter.

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2002 SEP -3 P 3:59

AFFP DISTRICT COURT
Clark County, Nevada

AFFIDAVIT OF PUBLICATION

STATE OF NEVADA)
COUNTY OF CLARK)

SS:

Donna Stark, being 1st duly sworn, deposes and says:

That she is the Legal Clerk for the Las Vegas Review-Journal and the Las Vegas Sun, daily newspapers regularly issued, published and circulated in the City of Las Vegas, County of Clark, State of Nevada, and that the advertisement, a true copy attached for,

LV CITY CLERK
2368289

2296311LV

was continuously published in said Las Vegas Review Journal and/or Las Vegas Sun in 1 edition(s) of said newspaper issued from 08/23/2002 to 08/23/2002, on the following days: AUGUST 23, 2002

Signed: _____

Donna Stark

SUBSCRIBED AND SWORN BEFORE ME THIS THE _____

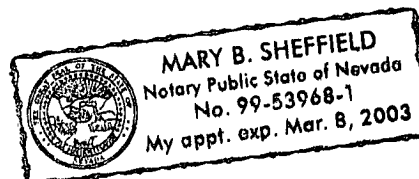
23

day of _____ 2002

August

Mary B. Sheffield

Notary Public



BILL NO. 2002-87

AN ORDINANCE TO REVISE THE LANDSCAPE, WALL AND BUFFER REQUIREMENTS FOR DEVELOPMENT WITHIN THE CITY, AND TO PROVIDE FOR OTHER RELATED MATTERS.

Sponsored by: Robert S. Genzer, Director of Planning and Development
Summary: Revises the landscape, wall and buffer requirements for development within the City.

At the City Council meeting of AUGUST 7, 2002 BILL NO. 2002-87 WAS READ BY TITLE AND REFERRED TO A RECOMMENDING COMMITTEE

COPIES OF THE COMPLETE ORDINANCE ARE AVAILABLE FOR PUBLIC INFORMATION IN THE OFFICE OF THE CITY CLERK, 1ST FLOOR, 400 STEWART AVENUE, LAS VEGAS, NEVADA.
PUB: August 23, 2002
LV Review-Journal

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CITY CLERK

2002 SEP 26 A 10:17

AFFP DISTRICT COURT
Clark County, Nevada

AFFIDAVIT OF PUBLICATION

STATE OF NEVADA)
COUNTY OF CLARK)

SS:

Donna Stark, being 1st duly sworn, deposes and says:

That she is the Legal Clerk for the Las Vegas Review-Journal and the Las Vegas Sun, daily newspapers regularly issued, published and circulated in the City of Las Vegas, County of Clark, State of Nevada, and that the advertisement, a true copy attached for,

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2415394

2296311LV

was continuously published in said Las Vegas Review Journal and/or Las Vegas Sun in 1 edition(s) of said newspaper issued from 09/21/2002 to 09/21/2002, on the following days: SEPT. 21, 2002

BILL NO. 2002-87
FIRST AMENDMENT
ORDINANCE NO. 5509

AN ORDINANCE TO REVISE THE LANDSCAPE, WALL AND BUFFER REQUIREMENTS FOR DEVELOPMENT WITHIN THE CITY, AND TO PROVIDE FOR OTHER RELATED MATTERS.

Sponsored by: Robert S. Genzer, Director of Planning and Development
Summary: Revises the landscape, wall and buffer requirements for development within the City.

The above and foregoing ordinance was first proposed and read by title to the City Council on the 7th day of August, 2002, and referred to a committee for recommendation; thereafter the committee reported favorably on said ordinance on the 18th day of September, 2002, which was a regular meeting of said City Council; and that at said regular meeting the proposed ordinance was read by title to the City Council as amended and adopted by the following vote:

VOTING "AYE": Mayor Goodman and Councilmembers Reese, M. McDougal, Brown, L.B. McDougal, Weekly and Mack
VOTING "NAY": NONE
EXCUSED: NONE

COPIES OF THE COMPLETE ORDINANCE ARE AVAILABLE FOR PUBLIC INFORMATION IN THE OFFICE OF THE CITY CLERK, 1ST FLOOR, 400 STEWART AVENUE, LAS VEGAS, NEVADA.
PUB: Sept. 21, 2002
LV Review-Journal

Signed: Donna Stark

SUBSCRIBED AND SWORN BEFORE ME THIS THE 23

day of September 2002

Mary B. Sheffield
Notary Public

