

CHAPTER 17.60

LANDSCAPING/WATER CONSERVATION

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17.60.010 General Provisions

Landscaping shall be provided, irrigated and maintained as required by the Planning Director, pursuant to this Code and the policies of the City General Plan, each of which may be amended from time to time.

- (a) Purpose. The purpose of this Chapter is to provide minimum water conservation and landscape development standards which will promote the general welfare of Adelanto residents through the provision of an outdoor environment which will:
- (1) Create aesthetically pleasing views and vistas along public streets.
 - (2) Complement and enhance the functional and aesthetic design of new building and site development projects so as to protect and enhance property values.
 - (3) Provide visual screening of parking, service and storage areas.
 - (4) Mitigate the adverse impacts of higher intensity land uses upon lower intensity uses through the provision of needed landscape buffers.
 - (5) Promote water conservation by restricting the use of turf and ornamental water features and requiring the utilization of low water use plant materials.
 - (6) Promote climate modifications for enhancement of pedestrian environment at street frontages, parking lots and building facades.
 - (7) Provide maximum shade on ground surfaces to reduce the "urban heat island effect" produced by large expanses of unprotected paved areas.

- (6) Inorganic materials schedule including type of materials (i.e. decomposed granite, river rock, screened rock, etc.) quantities and depth.
 - (7) Irrigation plan showing location of controller, existing or proposed meters, backflow preventer, water lines, heads, and materials schedule on each landscape plan sheet. Irrigation systems shall be designed to minimize maintenance and water consumption, and the irrigation system shall be properly designed and installed to ensure that overspray onto fences, walls and structures is eliminated to the maximum extent feasible.
 - (8) Irrigation details and pressure loss calculations.
 - (9) A diagrammatic plan showing the amount of shading that the landscaping is expected to provide at its maturity with the sun at its apex.
- (b) The landscaping and irrigation plans shall be approved by the Director if found to be in compliance with the standards and requirements of this Chapter and Chapter 17.15, which approval shall be obtained prior to the installation of the landscaping and irrigation materials. The installation of the landscaping and irrigation materials required by this Chapter shall be completed and shall be approved by the Director prior to the issuance of a Certificate of Occupancy for the structure, or prior to the use of the facility if no structure is involved.

17.60.030 Landscape Design Standards

- (a) Landscaping shall be designed, installed and continuously maintained in accordance with Chapter 17.15 of this Zoning Code and the following standards:
 - (1) Principles of Xeriscape Landscaping. Landscape developments shall be designed, installed and continuously maintained in accordance with the following seven basic principles of Xeriscape landscaping:
 - A. Planning and Design. Use a water conservation design. Implement a "mini-oasis" concept. Water using plants and turf should be concentrated in small areas near buildings where they may be enjoyed at the pedestrian level.
 - B. Limited Turf Areas. Limit the use of turf to small areas where it will be actively used and efficiently watered. See Section 17.60.70.E for further information.
 - C. Efficient Irrigation. Utilize the most efficient irrigation system for the area being served. Drip irrigate individual plants rather than flooding larger areas. Group plantings

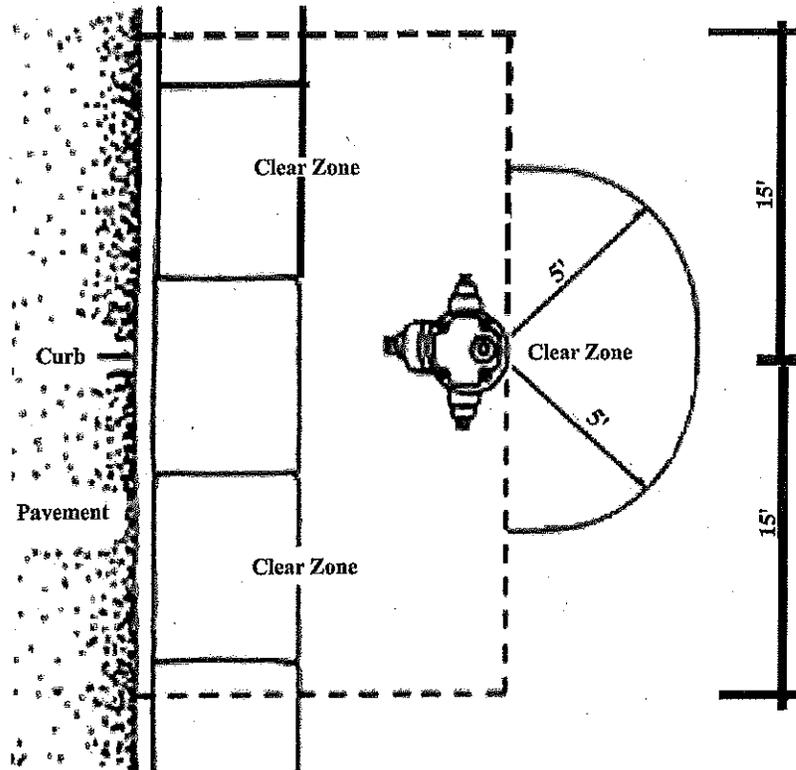


Figure 17.60.30-A - Fire Hydrant Clear Zone

(4) Ground Surface Treatment

- A. Pre-Treatment of Ground Surfaces Required. A pre-emergent herbicide shall be applied to the ground prior to and after the placement of natural surface materials (decomposed granite, gravel, crushed rock, river run rock, etc.) in any landscaped area to prevent weed growth.
- B. Inorganic Ground Cover. Inorganic ground covers (decomposed granite, crushed stone, etc.) shall be of a natural color harmonious with other site and architectural materials and shall be installed to a minimum depth of two (2) inches over a weed barrier such as landscape cloth or plastic that prevents weed growth.
- C. Plant Cover/Dust Control. All portions of a development site (including future building pads) not occupied by buildings, structures, paved improvements, and required landscape areas shall be temporarily landscaped with plant materials in accordance with this Chapter or treated

or a combination thereof; provided, however, that the majority of landscape materials and area shall consist of plants, as set forth above.

(2) Irrigation.

Utilize the most efficient irrigation system for the area being served. Irrigation of required landscaped areas should be by drip irrigation and matched precipitation rate, low-gallonage sprinkler heads, bubblers, and timing devices. Timing devices shall include soil moisture sensors and rain sensing override devices.

Irrigation systems shall be designed to minimize maintenance and water consumption, and the irrigation system shall be properly designed and installed to ensure that overspray onto fences, walls and structures is eliminated to the maximum extent feasible.

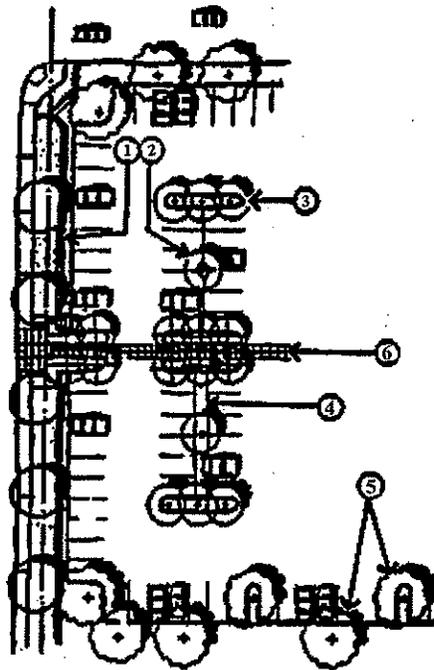
(3) Landscape Area Requirements.

All portions of a development site not utilized for building development, service areas, paved or improved storage areas, parking, driveways, etc., shall be landscaped. Developers are required to install front and street side yard landscaping for all new development. Minimum areas of landscaping are as follows:

- A. Front Building Setback/Street Right-of-Way Areas. All front building setback and street right-of-way areas located between on-site improvements and the back of existing or future public sidewalks or street curbs, except needed access driveways, shall be fully landscaped, unless otherwise provided for in this Development Code.
- B. Parking Lot Area. The following landscaping standards apply to parking lots (Figure 17.60.40-B, C, and D).
 - 1. In order to reduce the "heat island effect" of large expanses of unprotected paved areas, a minimum of thirty (30) percent of the interior parking surface of all parking lots shall be shaded at the maturity of the landscaping.
 - 2. Provide a minimum of one (1) tree (minimum fifteen (15) gallon size when planted) for each seven (7) parking spaces located so as to visually disrupt long rows of parking spaces, trees may be clustered where appropriate.
 - 3. A thirty-six to forty-two (36-42) inch high decorative masonry wall, hedge or landscaped

curbs (Figure 17.60.40-C); or

- c. Planter strips, located between double rows of parking stalls, shall be a minimum of four (4) feet in width. Each parking stall may overhang two (2) feet into this area (Figure 17.60.40-C).
5. Trees within parking lots shall be kept trimmed to a minimum clear canopy height of six (6) feet for visual safety.



LEGEND

- 1 30" - 42" Block wall and/or berm.
- 2 Minimum 6' square tree well.
- 3 Minimum 6'x18' end of row planter island.
- 4 Planter strips a minimum of 4' in width between double rows.
- 5 Minimum one tree per each 7 uninterrupted parking stalls.
- 6 Special paving at pedestrian circulation areas.

Figure 17.60.40-C - Planter Islands/Strips

6. A landscaped strip with a minimum width of ten (10) feet shall be provided where parking lots are adjacent to a public right-of-way or residential uses or districts, unless otherwise provided for in this Code.
- (4) Landscape Buffers/Perimeter Landscape Strips.

shrub and ground coverage of forty (40) percent of the total landscaped area, except where screening is required. Trees shall be a minimum fifteen (15) gallon size when planted, twenty (20) percent of which shall be twenty-four (24) inch box size. Trees and shrubs may be grouped, but gaps between groupings of plants shall not exceed fifty (50) feet.

(5) Landscape Improvement Requirements. The following minimum landscape improvements are required within the following landscape areas:

A. Single and Multi-Family Residential Developments.

1. Common open space/retention areas. A minimum of one (1) tree and six (6) shrubs per 500 square feet of open space plus such additional vegetative ground cover as is necessary to cover a minimum of fifty (50) percent of the total landscaped area with shrubs and ground cover. The inclusion of turf is subject to the limitations established in Section 17.60.70.E and in Table 17.60.40-A.
2. Major Street/Boulevard, collector street, and activity street rights-of-way. Major Street/Boulevard, collector street, and activity street rights-of-way adjacent to and within single and multi-family residential developments shall be landscaped at a rate of one (1) tree and three (3) shrubs per 30 linear feet plus such vegetative ground cover necessary to cover a minimum of forty (40) percent of the total landscaped area with shrubs and ground cover. Turf is prohibited within public rights-of-way.
3. Front and Street Side Yards. The use of turf in these areas is discouraged. See Section 17.60.70.E for specific restrictions.

B. Commercial/Office/Institutional Developments. One (1) tree and six (6) shrubs per 500 square feet of interior open space plus such additional ground cover which, upon maturity, will cover a minimum of fifty (50) percent of all interior open space surfaces. The inclusion of turf is subject to the limitations established in Section 17.60.70.D and in Table 17.60.40-A.

C. Industrial Developments. One (1) tree and six (6) shrubs per 750 square feet of interior open space plus such additional vegetative ground cover which, upon

system shall be properly designed and installed to ensure that overspray onto fences, walls and structures is eliminated to the maximum extent feasible.

H. Limitations on the Use of Turf.

Unless watered with "reclaimed" water, the use of turf in specific land uses shall be limited to the percentages listed in Table 17.60.40-A below.

Table 17.60.40-A – Permitted Turf Area	
Land Use	Turf permitted as a percent of Total Landscaped Area
Single family residential	20%
Multi-family residential	20%
Common open space/retention basins	20%
Parks, schools, golf course and cemeteries	No limitations
Commercial/office/institutional	20%
Industrial	10%

(6) Decorative Water Features.

Within commercial, industrial and multi-family developments the use of decorative water features including, but not limited to, pools, ponds, fountains, streams, and waterfalls, unless serviced with "reclaimed water", shall be limited to small scale pedestrian oriented locations and features. Water feature designs that reduce evaporation, e.g. cascading water rather than vertical sprays, are required.

17.60.050 Model Home Complexes

(a) Model home complexes, unless they are utilizing "reclaimed water", shall be landscaped in accordance with the xeriscape landscape principles listed in Section 17.60.30.A and the following minimum requirements:

(1) Plant Materials.

Landscaping shall consist of native or drought-tolerant plants capable of surviving the desert environment and climate with a minimum of maintenance and supplemental watering. A list of

Pruning and mowing will conform to the commonly used standards for each species; however, in no case will the landscape areas be allowed to become overgrown. Examples of overgrown landscape material include:

- A. Lawn grass species: Plants which have established seed heads, lawns that have become thatched and matted, have become infested with herbaceous weeds, or exceed eight (8) inches in height.
- B. Shrubs and decorative grasses: Plants that have grown so large as to block natural light from entering windows, extend over property lines, extend over roof peaks or eaves, or are causing the strangulation of other plants.
- C. Trees: Plants which display sucker growth, have grown to a height or canopy width which impairs the normal illumination of street lights, extend over property lines, interfere with overhead lines or impact public property.

- (4) All dead or obviously unhealthy plant material shall be replaced in an expeditious manner with material equal to that which was originally specified on the approved landscape plan.
- (5) Bare spots in lawns or planters shall be promptly re-vegetated.
- (6) Customary maintenance shall include provision of adequate irrigation, based on the micro-climate, and regular application of fertilizer, based on the needs of the plant.
- (7) All property owners shall be responsible for maintenance of parkway areas within the public right-of-way adjacent to their properties, except those areas outside of a six-foot high block wall or solid fence.

(b) Landscape Guarantee

- (1) The owner or developer shall, prior to the issuance of a certificate of occupancy, evidence that all plant materials are guaranteed for a minimum period of sixty (60) days from the date of final approval of the installation of the landscaping. Terms of the guarantee shall also specify that any plant materials which are not approved prior to October 1st of the calendar year in which they are installed shall be further guaranteed until May 20th of the following calendar year.
- (2) Trees, shrubs, vines, ground cover, and turf which have to be replaced under terms of the guarantee shall be guaranteed for an additional sixty (60) days from the date of replacement.
- (3) All plant materials requiring replacement under the conditions of

occupancy by one (1) main building together with its accessory buildings, and uses customarily incidental to it, including the open space required by the City's zoning ordinance, and having its principal frontage upon a street as defined in the City's zoning ordinance.

- (10) **Model home** – a facility used exclusively for the promotion and sale of homes similar to the model.
- (11) **Person** – an individual, corporation, partnership, incorporated association, or any other similar entity.
- (12) **Public water system** – any publicly or privately owned network of pipes, conduits, wells, reservoirs, holding tanks, and other components, including any combination thereof, which supplies water to water users, who are charged a fee of any kind or nature for such purpose, or which is designed to supply water or is capable of supplying water to water users for a fee, and includes any such system whether it is operated under the regulatory authority of the City of Adelanto, but does not include any irrigation company or district whose primary purpose is to supply water for farming.
- (13) **Residential development** – the development of any type of dwelling unit or units suitable or designed for human habitation, including, but not limited to, single family homes, condominiums, or manufactured homes, but not including hotels, motels, licensed convalescent homes, commercially operated retirement homes, time share units, or the like. “Residential development” shall not include remodeling or reconstruction where no new dwelling unit is created.
- (14) **Right of way** – land which by deed, conveyance, agreement, easement, dedication, usage, or process of law is reserved for or dedicated to the general public for street, highway, alley, public utility, or pedestrian walkway purposes.
- (15) **Turf** – a surface layer of earth containing grass with its roots.
- (16) **Turf-related facility** – a school, public recreational facility, cemetery, golf course, industrial park, or common area of a housing development that applies water from any source, including effluent.
- (17) **Water-intensive landscape** – an area of land that is watered with a permanent water application system and planted primarily with plants not listed in Section H “Approved Plant List”. Included is the total surface area of all water features (i.e. swimming pools of any size, fountains, ponds, water courses, waterfalls, and other artificial water structures) filled or refilled with water from any source.

residential, commercial, industrial, agricultural, or any other purpose in a manner contrary to any provision of this chapter.

- (4) It shall be unlawful for any water user to cause or permit any water furnished to any property within the City to run or to escape from any hose, pipe, valve, faucet, sprinkler, or irrigation device onto any sidewalk, street, or gutter or to otherwise escape from the property, if such running or escaping can reasonably be prevented.
 - (5) It shall be unlawful for any water user to wash any vehicle, equipment, or other object, or any driveway, parking lot, sidewalk, street, or other paved surface, in any manner permitting the continuous flow of water for more than five minutes.
 - (6) Commercial and noncommercial watering of turf, ground cover, open ground, shrubbery, crops, gardens, and trees, including agricultural irrigation, in a manner or to an extent which allows substantial amounts or excess runoff shall not be permitted. A minimum amount of runoff, which is a natural consequence of conservative watering, either by hand or by mechanical or automated sprinkling facilities, is permitted, so long as such runoff does not amount to excess runoff as defined in this Chapter.
 - (7) It shall be unlawful for any water user to permit the excess use, loss, or escape of water through breaks, leaks, or other malfunctions in the water user's plumbing or distribution system for any period of time after such escape of water should have reasonably been discovered and corrected.
 - (8) It shall be unlawful for any water user to willfully or negligently permit or cause the escape or flow of irrigation water in such quantity as to cause flooding, impede vehicular or pedestrian traffic, create a hazardous condition to such traffic, or cause damage to public or private rights of way through failure or neglect to properly operate or maintain any irrigation structure, delivery ditch, or waste ditch.
 - (9) It shall be unlawful for any water user to water or permit the watering of water intensive landscape or turf at time other than as authorized by the water purveyor.
 - (10) It shall be unlawful for any water user to willfully or negligently fail to accept irrigation water after it has been ordered.
- (d) Limitation on water intensive landscape and turf areas within new nonresidential facilities.

The following types of facilities shall limit the water intensive landscape

4. Water intensive landscape or turf is not limited in rear yards, but is strongly encouraged.
5. No water intensive landscape or turf shall be permitted in any right of way.
6. No water features (ponds, fountains, etc.) shall be allowed without proof that the feature is utilizing water conservation measures such as re-circulated water.

Any modification to the landscaping that results in a proven reduction of water use may be used to obtain greater flexibility in the minimum turf area allowed. Methods used to reduce water use may include: satellite sprinkler systems, elimination of surface runoff, and/or the use of reclaimed water.

(f) Public education during drought.

The City will use intensive public education to assist water users impacted by the drought to understand the City's need for voluntary compliance. In addition to education, the City may use enforcement measures to curb water misuse.

(g) Drought management plan implementation.

- (1) The City Council shall promulgate a drought management plan containing regulations setting forth the criteria for implementation and termination of various water use reduction stages.
- (2) The City Council is authorized to declare a drought, and to implement a drought management plan, in response to events including, but not limited to, the following: reductions in supply from the Mojave Water Agency or Adelanto Public Utilities Authority, or when an insufficient supply appears likely due to water system limitations or structural failure.
- (3) Such declaration may designate the entire area of the City, or a portion of it if the shortage is not Citywide.
- (4) The City Council may terminate the drought declaration when he or she determines that the events that triggered the drought no longer exist.

(h) Notification and publication of drought management plan.

If the City Council determines that the health and safety of the City dictate implementing the drought management plan, notification shall be published in a paper of general circulation, to educate the public about

imposing a fine in the amount not to exceed that outlined in the City of Adelanto Municipal Code and requiring immediate correction of the violation.

- (3) For a third violation of any provision of this section, the City shall issue a written notice of third violation to the water user imposing a fine in an amount not to exceed that outlined in the City of Adelanto Municipal Code and requiring immediate correction of the violation.
- (4) For a fourth or subsequent violation of this Section, the City shall impose a fine in an amount not to that outlined in the City of Adelanto Municipal Code. The fourth and each subsequent violation of this chapter shall be deemed a public nuisance, which may be abated pursuant to the procedures provided in the City of Adelanto Municipal Code.
- (5) Any fine imposed under this Section shall be collected in accordance with the procedures provided in the City of Adelanto Municipal Code. Failure to pay any portion of a water user's account, including any fines imposed pursuant to this Section, shall subject said account to termination of water service in accordance with the provisions of this Section.
- (6) In addition to the remedies set forth above, the City may seize equipment, line, fountains, and other devices which are operated in violation of this Chapter, until the fine is paid. The City may dispose of these items if the fine is not paid in six (6) months from the date the equipment was confiscated.

(m) Right to hearing.

Any water user against whom a penalty is levied under this chapter shall have a right to a hearing before the City Manager of the City Manager's designee.

17.60.080 Approved Plant List

CITY OF ADELANTO
WATER CONSERVING PLANTS FOR THE HIGH DESERT

LEGEND: D = Drought Tolerant
M = Moderate Water Use

1. Vines

M	Antigonon leptopus	Queen's Wreath
M	Campsis radicans	Trumpet Creeper
M	Gelsemium sempervirens	Carolina Jasmine
M	Hedera helix	English Ivy
M	Jasminum mesnyi	Yellow Jasmine
M	Lonicera japonica 'Halliana'	Hall's Honeysuckle

D	<i>E. microtheca</i>	Coolibah Tree
D	<i>E. nicholii</i>	Willow Lead Peppermint
D	<i>E. pulverulenta</i>	Silver Mountain Gum
M/D	<i>Fraxinus velutina</i>	Arizona Ash
M/D	<i>F.v. 'Modesto'</i>	Modesto Ash
M/D	<i>F.v. 'Rio Grande'</i>	Fan-Tex Ash
D	<i>Fremontodendron californicum</i>	Flannel Bush
M	<i>Gleditsia triacanthos</i>	Honey Locust
M	<i>G.t. 'Sunburst'</i>	Sunburst
D	<i>Heteromeles arbutifolia</i>	Toyon/California Holly
M/D	<i>Koelreuteria paniculata</i>	Golden Rain Tree
M/D	<i>Lagerstromia indica</i>	Crape Myrtle
M/D	<i>Melia azedarach</i>	Chinaberry
M	<i>Morus alba</i>	Fruitless Mullberry
M/D	<i>Nerium oleander</i>	Oleander
M/D	<i>Olea eruopaea</i>	European Olive
D	<i>Parkinsonia aculeata</i>	Mexican Palo Verde
M	<i>Photinia fraseri</i>	Fraser's Photinia
M/D	<i>Pinus eldarica</i>	Mondel Pine
M/D	<i>P. halepensis</i>	Aleppo Pine
M/D	<i>P. edulis</i>	Pinion Pine
M/D	<i>P. pinea</i>	Italian Stone Pine
M/D	<i>P. roxburghii</i>	Chir Pine
M/D	<i>P. thunbergiana</i>	Japanese Black Pine
D	<i>Pistachio atlantica</i>	Mt. Atlas Pistache
M	<i>Platanus acerfolia</i>	London Plane Tree
M	<i>R. pacemosa</i>	California Sycamore
D	<i>Prosopis species</i>	Mesquite
D	<i>Prunus ilicifolia</i>	Hollyleaf Cherry
M	<i>P. caroliniana</i>	Carolina Cherry
M	<i>P. cerasifera 'Autopurpurea'</i>	Purple Leaf Plum
M	<i>P. persica</i>	Flowering Peach
M/D	<i>Punica granatum</i>	Pomegranate
M	<i>Pyrus kawakamii</i>	Evergreen Pear
D	<i>Quercus dumosa</i>	Scrub Oak
M	<i>Q. ilex</i>	Holly Oak
M	<i>Q. lobata</i>	Valley Oak
M	<i>Q. palustris</i>	Pin Oak
M	<i>Q. suber</i>	Cork Oak
M/D	<i>Robinia ambigua 'Idahoensis'</i>	Idaho Locust
D	<i>R. Pseudoacacia</i>	Black Locust
M	<i>Sambucus mexicana</i>	Mexican Elderberry
M	<i>Sequoiadendron giganteum</i>	Giant Sequoia
D	<i>Sophora secundiflora</i>	Texas Mountain Laurel
M/D	<i>Trachycarpus fortunei</i>	Windmille Palm
M/D	<i>Vauquelinia californica</i>	Rosewood
M/D	<i>Vitex agnus-castus</i>	Chaste Tree
M/D	<i>Washingtonia filifera</i>	California Fan Palm
M/D	<i>W. robusta</i>	Mexian Fan Palm
D	<i>Yucca brevifolia</i>	Joshua Tree
M/D	<i>Zelkova Serrata</i>	Japanese Zelkova

M	<i>Photinia fraseri</i>	Fraser's Photinia
M	<i>P. serrulata</i>	Chinese Photinia
M	<i>Pittosporum tobira</i>	Mock Orange
M	P.t. 'Wheeler's Dwarf'	Wheeler's Dwarf
D	<i>Teucrium fruticans</i>	Bush Germander
M/D	<i>Puracantha species</i>	Firethorn
M	<i>Raphiolepis indica</i>	Indian Hawthorn
D	<i>Romneya coulteri</i>	Matilija Poppy
D	<i>Phus ovata</i>	Sugarbush
M/D	<i>Rosmarinus officinalis</i>	Bush Rosemary
M/D	<i>R. prostratus</i>	Dwarf Rosemary
D	<i>Santolina chamaecyparissus</i>	Lavander Cotton
D	<i>S. virens</i>	Green Santolina
D	<i>Salvia dorrii</i>	Mojave Sage
M/D	<i>Syringa vulgaris</i>	Common Lilac
D	<i>Yucca alofolia</i>	Spanish Bayonet
D	<i>Y. schidigera</i>	Mojave Yucca
D	<i>Y. Whipplei</i>	Our Lord's Candle
D	<i>Zauschneria californica</i>	California Fuchsia

(Ord. 441, January 2006)