

## **ARTICLE X. LANDSCAPING OF NONRESIDENTIAL SITES\***

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**\*Editor's note:** Ord. No. 88-6, § 1, adopted Jan. 19, 1988, amended the Code by adding provisions designated as Art. X, §§ 9-191--9-196. Inasmuch as there already exists in the Code sections numbered as §§ 9-191--9-193, the provisions of said Ord. No. 88-6 have been renumbered as §§ 9-194--9-199.

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### **Sec. 9-195. Applicability.**

- (a) This article shall apply to the following:
- (1) All new multifamily apartment houses which are required by law to have eight (8) or more off-street parking spaces.
  - (2) All new nonresidential developments which are required by law to have eight (8) or more off-street parking spaces.
  - (3) All new gasoline service stations containing two (2) or more service islands.
  - (4) Existing multifamily houses and nonresidential developments which are improved, whether by attached or detached additions, to such an extent that the resulting multifamily apartment house or nonresidential development will be required by law to have eight (8) or more off-street parking spaces.
  - (5) A change in land use of an existing development that requires the resulting development to have eight (8) or more off-street parking spaces.
  - (6) Existing nonresidential developments which are required by law to have eight (8) or more off-street parking spaces and which change ownership after the effective date of Ordinance No. 90-226.
- (b) Unmanned warehouses used only for the storage of goods, wares or merchandise shall be exempt from these requirements.

(Ord. No. 88-6, § 1, 1-19-88; Ord. No. 90-226, § 1(a), 11-27-90; Ord. No. 96-208, § 6, 11-5-96)

## **Sec. 9-196. Definitions.**

*Inert architectural material:* Brick, stone, pebbles, aggregates, sand, natural forms (driftwood, fossils, seashells, etc.), water forms and other non-living landscape features. Concrete and asphalt paving shall not be considered inert architectural materials and shall not be used in landscape areas. Inert architectural materials shall not exceed twenty-five (25) per cent of any landscape area.

*Ornamental fence or wall:* A fence or wall not to exceed three (3) feet in height constructed of masonry, concrete block or brick on a foundation equivalent to outside wall specifications, less live load, as set forth in the most recently adopted City of Pasadena Building Code.

*Planter:* An area bounded by curb within a parking lot set aside for landscaping. A planter shall be no less than one hundred thirty-five (135) square feet with a minimum dimension of seven and one-half (7 1/2) feet from the inside curb.

*Plant material:* Living trees, shrubs, vines, ground covers, sod, flowering annuals, biennials and perennials. Plastic or other artificial plant simulations shall not fulfill requirements for plant material.

*Tree:* Any living self-supporting woody plant having at least one well defined stem and growing to a minimum clear wood height of five (5) feet.

(Ord. No. 88-6, § 1, 1-19-88; Ord. No. 90-226, § 1(b), 11-27-90; Ord. No. 96-208, § 6, 11-5-96)

## **Sec. 9-197. Property perimeter requirements.**

- (a) A landscape area five (5) feet in width shall be required along the front property line and along the side property lines to the building setback line or building, whichever distance is greater. Corner lots shall be treated as having two (2) front property lines.
- (b) Landscape area(s) between the front property line(s) and the parking area(s) shall provide a three (3) foot opaque screen within two (2) years of planting using one of the following methods:
  - (1) Plant material or combination of plant material and inert architectural material that will form a continual evergreen hedge. The hedgerow plants shall be no less than five (5) gallon size, spaced no more than thirty (30) inches on center and of a type and variety specifically approved by the city.

- (2) A berm, plant material, or combination of plant material and inert architectural material.
- (3) An ornamental fence or wall, plant materials, or combination of plant material and inert architectural material.
- (c) Screening opacity may be reduced to fifty (50) per cent when a ten-foot landscape area is provided between the front property line(s) and an internal service drive.
- (d) Landscape areas along the side property lines shall be improved with plant material or a combination including inert architectural material.
- (e) On sites not abutting major thoroughfares, there shall be at least one tree of two-inch caliper for every forty (40) linear feet or fraction thereof of front property and side property landscape areas. Trees may be clustered but shall not be planted within any public road right-of-way or utility easement.
- (f) On sites abutting major thoroughfares, as designated in the official Major Street Plan, there shall be at least one tree of three-inch caliper for every thirty-five (35) linear feet or fraction thereof or one tree of four-inch caliper for every fifty (50) linear feet or fraction thereof of frontage. Trees shall be placed in a boulevard-type manner, approximately on center and a uniform distance from the curb.
- (g) Nonresidential development abutting an unscreened residential lot, as shown in a properly recorded map or plat of said subdivision, shall build or construct along that abutting property line a wall or fence as described in section 9-4(c).
- (h) All landscaping shall meet the requirements of section 36-22.1 concerning the intersection visibility triangle.
- (i) No landscaping exceeding three (3) feet in height shall be located within a ten-foot radius of any driveway/street intersection. Trees within the ten-foot radius shall maintain a minimum of eight (8) feet of visual clearance.
- (j) Vehicles shall not encroach upon perimeter landscape areas or planters. Either wheel stops must be provided to ensure no vehicle overhang or, in the case where wheel stops are not provided, the perimeter landscape shall be increased to eight (8) feet in width. In such event the interior three (3) feet of width shall be planted with grass or sod only.

(Ord. No. 88-6, § 1, 1-19-88; Ord. No. 90-226, § 1(c)--(f), 11-27-90; Ord. No. 96-208, § 6, 11-5-96)

**Sec. 9-198. Parking area requirements.**

- (a) A parking lot, at a minimum of twenty (20) stalls, shall provide a planter at the ratio of one for every ten (10) parking stalls or fraction thereof. Planters shall not be attached on more than one side to required perimeter landscape areas. Each planter shall contain one tree or shrub at least four (4) feet in height and plant material or combination of plant material and inert architectural material.
- (b) Planters may be aggregated but shall serve the entire parking area.
- (c) All commercial waste receptacles, storage areas, and electrical and mechanical equipment, such as transformers, heat pumps and air conditioners, shall be screened from view from the street.
- (d) Sidewalks immediately adjacent to parking areas acting as a curb shall be a minimum of six (6) feet in width.

(Ord. No. 88-6, § 1, 1-19-88; Ord. No. 96-208, § 6, 11-5-96)

#### **Sec. 9-199. Planting and maintenance.**

- (a) The owner of the property shall be responsible for maintenance of all landscaping in a healthy and growing condition. All unhealthy and dead plant materials shall be replaced at the next appropriate growing season or within six (6) months, whichever comes first.
- (b) Trees shall be properly guyed and staked as necessary. Stakes and guy wires shall not interfere with either vehicular or pedestrian traffic.
- (c) Grass planted as a ground cover shall be sodded along the property line(s) and on berms to reduce erosion, but otherwise may be sprigged or seeded. Other ground cover materials shall be planted as a continual border along property line(s) to reduce erosion.
- (d) Reserved.
- (e) All landscape areas shall be provided with a readily available water supply located within fifty (50) feet of all plant material to be maintained.

(Ord. No. 88-6, § 1, 1-19-88; Ord. No. 90-226, § 1(g), 11-27-90; Ord. No. 96-208, § 6, 11-5-96)

#### **Sec. 9-200. Site plan requirements, approval, appellate procedures.**

- (a) At the time of application for a building permit, a landscape plan shall be filed with the planning department for review and approval. The landscape plan shall include:
  - (1) Plat or parcel boundaries drawn on a map of suitable scale showing property dimensions.
  - (2) Location of all proposed structures, driveways, parking spaces and other vehicular use areas, internal service drives and easements.
  - (3) Location of existing trees, proposed landscape areas and layout showing placement and spacing of plants.
  - (4) Plant list including type, size, variety and number of plants.
  - (5) Use and placement of inert architectural material within landscape areas.
  - (6) Landscape irrigation plan or exterior plumbing hose bib locations.
- (b) An exemption from the tree or planter requirement may be granted by the director of planning only:
  - (1) If existing trees are to be preserved which can be substituted for required trees; or
  - (2) If a drainage retention area, required by Harris County Flood Control District, is landscaped to fulfill the same square footage requirements.
  - (c) Appeal of any other requirement set forth herein shall be with the Pasadena Planning and Zoning Commission. The appellant shall clearly state in detail what adjustments are requested and propose an alternative landscape plan. The planning commission may grant approval of the alternative landscape plan if found to be in compliance with accomplishing the basic intent and purpose.
  - (d) Prior to issuing a certificate of occupancy all screening and landscaping must be in place in accordance with the landscape plan.

(Ord. No. 88-6, § 1, 1-19-88; Ord. No. 96-208, § 6, 11-5-96)