

Meeting Date: 11/17/2015

Report Type: Consent

Report ID: 2015-00964

Title: (Pass for Publication) Ordinance Amending Title 17 Relating to Artificial Turf in Required Front-yard and Street Side-yard Setbacks (M15-008)

Location: Citywide

Recommendation: 1) Review an Ordinance amending various sections in Title 17 of the Sacramento City Code relating to the use of artificial turf in required front and street side yard setbacks; and 2) pass for publication the Ordinance title as required by Sacramento City Charter Section 32(c) to be adopted on November 24, 2015.

Contact: Joy Patterson, Principal Planner, (916) 808-5607, Community Development Department

Presenter: Joy Patterson, Principal Planner, (916) 808-5607, Community Development Department

Department: Community Development Dept

Division: Zoning

Dept ID: 21001224

Attachments:

- 1-Description/Analysis
- 2-Background
- 3-Artificial Turf Measurement
- 4-Artificial Turf Installation
- 5-AB1164 Approved 10.9.15
- 6-Ordinance Clean
- 7-Ordinance Redline
- 8-Alternative Ordinance Clean
- 9-Alternative Ordinance Redline

City Attorney Review

Approved as to Form
Paul Gale
11/9/2015 9:06:54 AM

Approvals/Acknowledgements

Department Director or Designee: Ryan Devore - 10/30/2015 3:49:47 PM

Description/Analysis

Issue Detail: The State of California is currently experiencing a period of serious drought conditions. Both the state and the City have enacted various water conservation measures over the past several years. In keeping with the concept of having an attractive lawn area while also conserving water, several city residents and Councilmembers have inquired as to whether or not artificial turf is permitted to be installed in landscaped areas. On April 14, 2015, the City Council, at the request of Councilmember Harris, asked the City Manager to have his staff investigate the use of artificial turf for private development.

Policy Considerations: The City's ongoing drought mitigation actions are consistent with Article XI (Outdoor Water Conservation) of Chapter 13.04 of the City Code.

Economic Impacts: Not applicable.

Environmental Considerations: The adoption of the ordinance would have no significant effect on the environment and is exempt pursuant to the California Environmental Quality Act Guidelines section 15061(b)(3).

Sustainability: The proposed ordinance amendment would assist in the implementation of the City's Water Shortage Contingency Plan which supports the City's sustainability goals of reducing greenhouse gases and conserving resources.

Commission/Committee Action: The City's Law and Legislation Committee reviewed the proposed ordinance at their June 9, 2015, committee meeting. They voted to forward the ordinance to the Planning and Design Commission for public hearing and asked staff to investigate some of the regulations of neighboring jurisdictions to see if they permitted the use of artificial turf and further investigate the pros and cons of the use of artificial turf.

On August 13, 2015, the Planning and Design Commission reviewed the proposed ordinance. The commission had some concerns regarding the use of the product, including its permeability, durability, and the overall combination of the use of non-living products, such as pavement and artificial turf, in the setback areas. The commission formed a subcommittee of two commissioners to review the draft ordinance and return recommendations to the commission. On October 22, 2015, the commission, by a vote of 12 ayes and 1 absent voted to forward the item to the City Council with four recommendations, including amendments to the proposed ordinance. These recommendations are detailed in the attached Background.

Rationale for Recommendation: Clarifying the Planning and Development Code's landscaping regulations and allowing for the use of artificial turf will assist city residents in conserving water while also allowing for aesthetically pleasing landscaped areas.

Financial Considerations: Not applicable.

Local Business Enterprise (LBE): Not applicable.

Background

On January 14, 2014, the Sacramento City Council adopted Resolution 2014-0018 declaring a water shortage and implementing Stage Two of the City's Sacramento Water Shortage Contingency Plan. Entering a fourth year of extraordinary drought, on April 1, 2015, the Governor issued an Executive Order requiring a mandatory overall water reduction of 25 percent in California cities and towns. In particular, the City of Sacramento is mandated to reduce usage by 28 percent. During this period, city residents have been limited to watering outdoors to two days a week (one day a week November through March 12th) and have been encouraged to install drip irrigation and drought tolerant plants in landscaped areas. Additionally, the City has added staff to cite those wasting water and to help homeowners and businesses reduce their overall usage.

In this time of drought people have become interested in investigating the use of artificial turf in the place of live grasses in the landscaped areas of their property. Title 17.612.010 of the Planning and Development Code discusses landscaping requirements in setback areas for residential and non-residential uses. Currently the code requires living vegetation and specifically prohibits the use of artificial turf in required front-yard and required street side-yard landscaped setback area. The code, however, is silent and does not prohibit the use of artificial turf in other yard areas. In order to allow the use of artificial turf as a landscape material in required front-yards and street side-yards, an amendment to Title 17 is required.

The code has not always prohibited artificial turf in required yard areas. From 1964 to 1984, the code focused primarily on the amount of pavement in required setback areas and indicated that, except for approved off-street parking areas, every minimum front-yard and street side-yard setback area would be landscaped and maintained primarily with low ground cover, not paving, rocks, or gravel. In 1984, the code clarified that a maximum of 40 percent of the yard area could be paved; the remaining area was to be "landscaped, irrigated and maintained" and that "only living vegetation may be used as ground cover." The 1999 Zoning Code update increased the allowed paved area to 50% so walkways and patios could be incorporated into required setback areas and added the words "ground cover or turf." In 2007, as part of the amendments to the code to address whether or not vegetables and could be grown in required front setbacks, Title 17 became very specific as to what could or could not be used for landscaping in the required front-yard and street side-yard setback areas. The purpose of these amendments were to provide for flexibility on what could be grown in required landscape setback areas, while still achieving aesthetically pleasing landscapes. At that

time “artificial turf” was listed as a product that could not be used as the primary ground cover in these areas along with plastic plants and flowers.

One of the primary reasons artificial turf was prohibited in required landscape areas was aesthetic. Previously the use of artificial turf was seen as a material that was installed on golf courses and athletic fields and not residential front lawns. The first generation of turf introduced in the 1960s was made of short-pile plastic fibers. However, the product has improved significantly in appearance, including increased pile height. The turf introduced in the late 1990s is infilled with a sand or crumb rubber that keeps the plastic fibers upright and provides shock absorption similar to that of natural grass. Because of its improved appearance, durability, drainage, and low maintenance requirements, the use of artificial turf has moved from beyond athletic fields to residential lawns and landscaped areas. Staff finds that a 1.5” to 1.75” height allows for a more dense/plush looking lawn, however, pile height also comes in 1.25” height, which is still acceptable and often preferred by pet owners as it is easier to maintain. Staff has attached exhibits indicating how turf height is measured and on installation considerations and techniques.

Staff research indicates that there are, however, reasons why people would not want to use artificial turf in their yards. The tire rubber crumbs used in turf can heat up and emit an unpleasant smell in direct sunlight. The surface temperature of the turf itself can also be elevated in direct sunlight as compared to natural grass. Manufacturing of the turf does include consumption of raw materials and energy as opposed to natural sod. In addition, when it is worn out artificial turf would also need to be disposed of in a landfill rather than as yard waste. Artificial turf is also more expensive to install than turf.

Staff surveyed several jurisdictions in the immediate area regarding the use of artificial turf in yards areas.

Citrus Heights:	Permitted
Elk Grove:	Permitted as long as it adequately drains water runoff into the soil.
Rancho Cordova:	Allows pervious landscape materials; Planning Director has determined artificial turf is permitted if it is installed properly.
Roseville:	Permitted
Rocklin:	No specific prohibition in code
Sacramento County:	Permitted

West Sacramento: No specific prohibition in code. Landscaped area is pervious area and code allows combination of ground cover, shrubs, hedges, trees and other pervious materials.

On August 13, 2015, staff presented to the committee a draft ordinance that would permit artificial turf with a pile height on 1.25” in required front and street side yard setbacks. The draft ordinance also included minor amendments to the landscaping section to clean-up the language and provide consistency between subsections. The Planning and Design Commission (Commission’s) had some concerns regarding the use of the product, including its permeability, durability and the overall combination of the use of non-living products, such as pavement and artificial turf, in the setback areas. The Commission formed a subcommittee consisting of the Commission’s landscape architect, Commissioner Chandler, and Commissioner Lucien to review the draft ordinance and make return to the Commission with recommended changes.

On September 25, 2015, the California Legislature sent to Governor Brown Assembly Bill (AB) 1164 (California Government Code Section 53087.7), which prohibits local jurisdictions from enacting or enforcing any ordinance or regulation that would prohibit the installation of drought tolerant landscaping, synthetic grass, or artificial turf on residential property. The bill did indicate, however, that a jurisdiction could impose reasonable restrictions on the type of drought tolerant landscaping, synthetic grass, or artificial turf that could be installed provided that the restrictions did not do any of the following:

1. Substantially increase the cost of installing drought tolerant landscaping, synthetic grass, or artificial turf.
2. Effectively prohibit the installation of drought tolerant landscaping, synthetic grass, or artificial turf.
3. Significantly impede the installation of drought tolerant landscaping, including, but not limited to, a requirement that a residential yard must be completely covered with living plant material.

On October 9, 2015, Governor Brown, as part of a package of bills related to California’s drought, signed 24 bills to help boost water conservation, strengthen groundwater management, and improve water quality. AB 1164 was one of these bills.

In order to address the historic, prolonged, and potentially devastating drought, the new law is effective immediately. AB 1164 is attached to this report.

The Commission's subcommittee met with staff on September 16, 2015. The subcommittee reviewed the proposed ordinance with the potential adoption of the bill in mind. The subcommittee recommended that the following additions be made to the City's proposed ordinance:

1. Clarify that if artificial turf is used it must be permeable.
2. Require that, if artificial turf is used, 20 percent of the required front-yard and/or street side-yard setback area must be landscaped in living ground cover.

The subcommittee felt that adding these two provisions would alleviate several of the commission's concerns, including runoff, impact on existing trees and other living vegetation, and heat island effect, while still abiding by the provisions of AB 1164.

AB 1164, which bars a city, including a charter city, from enacting or enforcing any ordinance that prohibits the installation of synthetic grass or artificial turf appears to prevent the City from limiting the coverage area of synthetic grass or artificial turf. Staff, therefore presented an ordinance that included the addition that the turf must be permeable. The Commission, however, indicated that they believed that the 20 percent limitation was a reasonable provision that did not conflict with AB 1164. After testimony by members of the public and significant discussion, the Commission voted to forward the proposed ordinance to the City Council with the following four recommendations:

1. Modify the proposed ordinance to include a provision that requires that a minimum of 20 percent of the required setback be landscaped in living groundcover if artificial turf is used as a groundcover.
2. Direct the Urban Forestry Division to investigate the use of artificial turf in the drip line of trees and report back on whether or not it is an appropriate landscape material in this area. The Commission is particularly concerned with the use of turf in planters located in the city right-of-way adjacent to private property where city street trees are planted and heritage trees on private property.
3. Direct the Utilities Department to explore the potential runoff concerns from the installation of artificial turf, particularly the use of polypropylene micro-beads and how it might impact the storm water drainage system.
4. Direct the Utilities Department to recommend a definition of permeability that could be utilized in regards to the installation of artificial turf.

A red-lined and final version of the ordinance with the permeability clause and an alternative red-lined and final version which includes the Commission's recommendation of a minimum of 20 percent of the required setback area in living groundcover are attached.



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Turf Evolutions | Model # Tan98 | Internet # 202912556

Luxurious Indoor Outdoor Landscape Artificial Synthetic Carpet, 7 ft. 6 in. x 13 ft. (\$3.99/sq.ft. Equiv.)

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\$392

PRODUCT S



PRODUCT OVERVIEW Model # Tan98 Internet # 202912556

Turf Evolutions TruGrass Tan provides an environmentally friendly, durable lawn or play area that is safe for children and pets. TruGrass products feature directional blades that give the most realistic appearance of any turf on the market. TruGrass products will not require watering, feeding, or re-sodding and re-seeding. TruGrass products can be utilized in all climates from the winters in the north and southwest. TruGrass blades are multi-colored and have a thatch layer to provide cushion and verticality. TruGrass products meet all safety standards for lead and heavy metals, and do not contain nylon. TruGrass products can be cleaned with approved cleaning agents. All TruGrass products are permeable and use a urethane backing. Gone are muddy paws and shoes, and endless hours maintaining and watering a natural grass lawn. Purchase and install beautiful turf that will save you money and time, as well as provide a safe surface for your children and pet.

- All components are Made in the USA
- Turf is permeable
- Manufactures 8 year limited warranty

- Exclusive "non directional" blades for a more realistic look
- Visit www.TurfEvolutions for samples as well as a brief installation video and manual

SPECIFICATIONS

DIMENSIONS

Product Depth (in.)	156	Product Width (in.)
Product Height (in.)	1.75	

DETAILS

Flooring Product Type	Artificial Turf	Returnable
Indoor/Outdoor	Indoor/Outdoor	

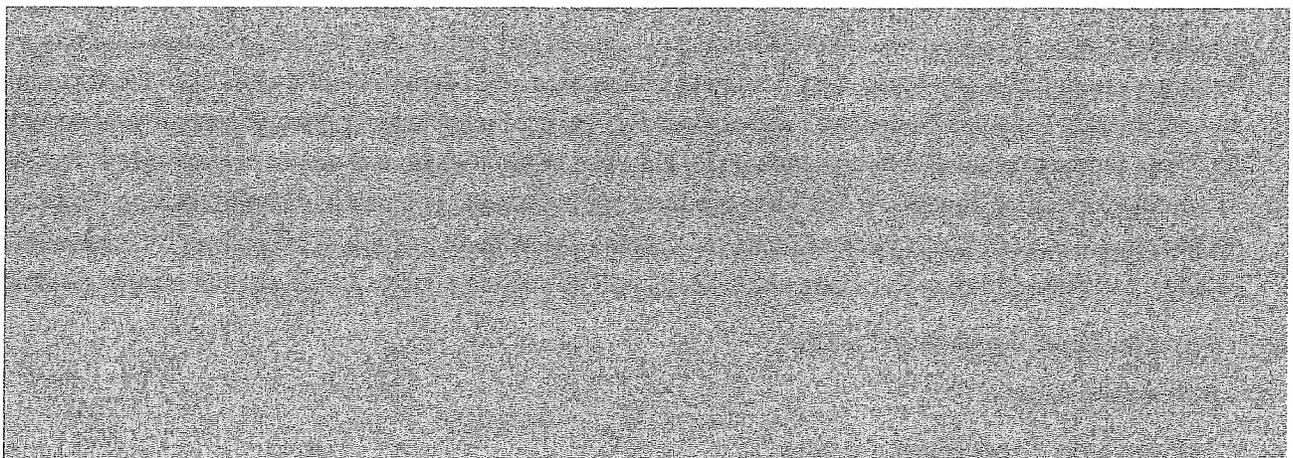
WARRANTY / CERTIFICATIONS

Manufacturer Warranty	8 year limited manufactures warranty. Contact Turf Evolutions for full warranty detail.
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SHIPPING AND DELIVERY OPTIONS

Standard Shipping includes delivery by small parcel service. Processing time varies by product.

If product is eligible for shipping to AK, HI and US Territories additional transit time and remote surcharges may apply.



One of the first things to consider is the type and amount of site preparation that will be required for your project. For example:

- Will you need to excavate out concrete, asphalt, soils, or other existing materials?
- Will appropriate base materials need to be imported into the site?
- Are there any accessibility requirements that will have to be taken into consideration?
- If there are concrete or asphalt areas, do they currently drain properly?
- What is the final grade for the area (e.g. flat surface, 3% grade, etc.)

4 BASIC INSTALLATION TECHNIQUES ARE SHOWN, TO YOUR RIGHT.

When installing synthetic grass over native soil, fabrics are very important for the long-term stability of your project. It's important to always start with a durable and porous synthetic fiber (woven or non-woven) that is installed over native soils before adding imported base layers.

Then, a minimum of 2 to 3 inches of compacted aggregate materials will need to be installed over the soil-stabilizing fabrics. These are known as sub-base materials. **SEE FIGURE 1.**

If the final grade needs to be level with existing hardscape elements such as walkways, patios, or driveways, be sure to allow for adequate excavation and estimate the extra base materials that will be used to assist with raising the base, which after compaction should reach approximately 1 inch below the grade of the hardscape element.

To achieve a crowned look against hardscape, import additional materials and shape the base during compaction. Your hard edge should still be set, after compaction, at approximately 1 inch below the grade of the hard edge. To provide for additional watershed, install a small channel of drain rock, prior to adding base materials, as shown. **SEE FIGURE 2** Combined with the proper use of soil-stabilizing fabrics, the drain rock channel (French drain) will allow watershed to fall below the surfaces and channel out, without the risk of erosion.

When installing synthetic grasses against or in between large areas of concrete or asphalt that tends to shed water into the turf areas, allow for additional excavation, several layers of mixed base materials and the possibility of additional drain pipes, catch basins, connectors and drain rock as shown to the right. **SEE FIGURES 3 & 4.**

Synthetic grass areas can accommodate any conditions as long as the site is engineered to perform, under the requirements of local weather, weight load, traffic and use.

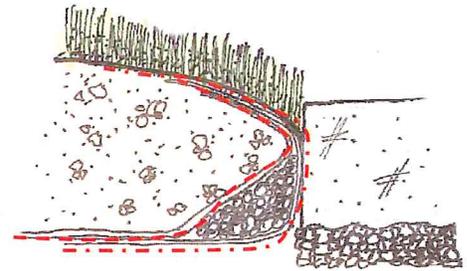


FIGURE 1

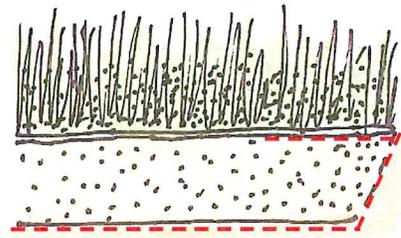


FIGURE 2

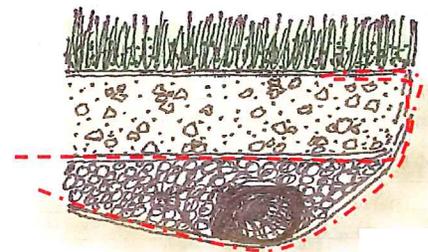


FIGURE 3

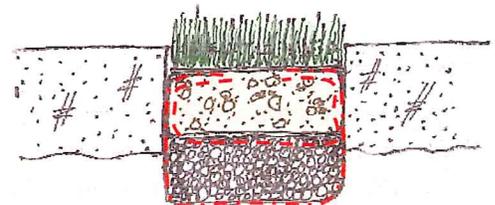


FIGURE 4

Assembly Bill No. 1164

CHAPTER 671

An act to add Section 53087.7 to the Government Code, relating to water conservation, and declaring the urgency thereof, to take effect immediately.

[Approved by Governor October 9, 2015. Filed with
Secretary of State October 9, 2015.]

LEGISLATIVE COUNSEL'S DIGEST

AB 1164, Gatto. Water conservation: drought tolerant landscaping.

Existing law generally authorizes every city and county, including a charter city, in this state to make and enforce within its limits all local, police, sanitary, and other ordinances and regulations that are not in conflict with general laws.

This bill would prohibit a city, including a charter city, county, and city and county, from enacting or enforcing any ordinance or regulation that prohibits the installation of drought tolerant landscaping, synthetic grass, or artificial turf on residential property, as specified. The bill would additionally state that this is an issue of statewide concern.

This bill would declare that it is to take effect immediately as an urgency statute.

The people of the State of California do enact as follows:

SECTION 1. The Legislature hereby finds and declares:

(a) With the lowest snowpack ever recorded, California finds itself in 2015 in the fourth year of a historic, prolonged, and potentially devastating drought.

(b) Governor Edmund G. Brown Jr. issued an Executive order on April 1, 2015, which, for the first time in California history, directs the State Water Resources Control Board to implement mandatory water reductions across the state to reduce water usage by 25 percent.

(c) One component of the Governor's Executive order compels the replacement of 50 million square feet of lawns throughout the state with drought tolerant landscaping.

(d) Among a wide variety of drought tolerant landscaping are a variety of native plants and landscaping alternatives, including the installation of synthetic grass or artificial turf.

(e) According to the Department of Water Resources, landscape irrigation represents 43 percent of urban water use. The installation of synthetic grass or artificial turf, in lieu of conventional lawns and landscapes, can directly

reduce outdoor water use to help meet the Governor’s mandated 25-percent statewide water use reduction.

SEC. 2. Section 53087.7 is added to the Government Code, to read:

53087.7. (a) A city, including a charter city, county, or city and county, shall not enact any ordinance or regulation, or enforce any existing ordinance or regulation, that prohibits the installation of drought tolerant landscaping, synthetic grass, or artificial turf on residential property.

(b) A city, including a charter city, county, or city and county, may impose reasonable restrictions on the type of drought tolerant landscaping, synthetic grass, or artificial turf that may be installed on residential property provided that those restrictions do not do any of the following:

(1) Substantially increase the cost of installing drought tolerant landscaping, synthetic grass, or artificial turf.

(2) Effectively prohibit the installation of drought tolerant landscaping, synthetic grass, or artificial turf.

(3) Significantly impede the installation of drought tolerant landscaping, including, but not limited to, a requirement that a residential yard must be completely covered with living plant material.

SEC. 3. The Legislature finds and declares the prolonged drought, along with climate change, requires the state to address water conservation goals that will have long-term impacts in this state. The Legislature further finds and declares that drought tolerant landscaping, including the installation of synthetic grass or artificial turf, is a viable landscaping alternative that will further the goal of addressing long-term water conservation. Therefore, allowing property owners in this state to install drought tolerant landscaping, synthetic grass, or artificial turf on their residential properties is a matter of statewide concern, not a municipal affair as that term is used in Section 5 of Article XI of the California Constitution.

SEC. 4. This act is an urgency statute necessary for the immediate preservation of the public peace, health, or safety within the meaning of Article IV of the Constitution and shall go into immediate effect. The facts constituting the necessity are:

In order to address the historic, prolonged, and potentially devastating drought, it is necessary that residents of this state be able to replace water inefficient landscaping with drought tolerant landscaping as quickly as possible; therefore, it is necessary that this act take effect immediately.

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ORDINANCE NO.

Adopted by the Sacramento City Council

Date Adopted

AN ORDINANCE AMENDING SECTION 17.612.010 OF THE SACRAMENTO CITY CODE RELATING TO LANDSCAPING REQUIREMENTS

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

SECTION 1. Section 17.612.010 of the Sacramento City Code is amended to read as follows:

17.612.010 Landscaping requirements.

A. Landscaping requirements in setback areas.

1. Single-unit and duplex dwellings—Front-yard and street side-yard setbacks.

a. Setback area paving restrictions. A maximum of 50% of the required front-yard and street side-yard setbacks may be paved for off-street parking, driveways, walkways, uncovered patios and other forms of hardscape. However, this maximum limitation does not apply to that portion of the street side-yard located behind a fence that is in compliance with the street side fence requirements set forth in chapter 17.620.

b. Landscape and maintenance requirements. The unpaved portion of the required front-yard and street side-yard setbacks shall be landscaped and maintained. The landscape shall primarily consist of grass, annuals, perennials, groundcover, shrubs, trees, or other living vegetation provided that artificial turf may be used if it is permeable and has a minimum pile height of 1.25 inches. Design elements like planters, rocks, mulch, wood chips, bark, or similar elements are permitted when integrated as part of the landscape. All landscaping materials shall be mowed, trimmed, and maintained as often as necessary to prevent overgrowth and blight. No junk, debris, or other similar materials shall be stored in the landscaped setback area.

c. Height restrictions for landscaping located in the clear zone. All landscaping located within the clear zone for driveways and corner lots, as described in section 17.620.100, shall not exceed four feet in height, except that trees exceeding four feet in height are allowed if the tree is maintained free of branches five feet above the finish grade, as defined in section 15.88.050.

Ordinance No.

Adopted on

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d. Vehicle parking requirements-all yard areas. Vehicles, including automobiles, boats, campers, trailers, and other recreational vehicles must be parked on a paved surface, as provided for in section 10.44.010.

2. Multi-unit dwellings (three or more units)—Front-yard and street side-yard setbacks. All minimum required front-yard and street side-yard setbacks shall be landscaped and maintained. The landscape shall primarily consist of grass, annuals, perennials, groundcover, shrubs, trees, or other living vegetation, provided that artificial turf may be used if it is permeable and has a minimum pile height of 1.25 inches. Design elements like planters, rocks, mulch, wood chips, bark, or similar elements are permitted when integrated as part of the landscape. Driveways and uncovered walkways are permitted to cross over the required front-yard and street side-yard setbacks. The required front-yard and street side-yard setbacks may not be paved for parking or patio areas.

3. Nonresidential—Front-yard and street side-yard setbacks. All minimum required front-yard and street side-yard setbacks shall be landscaped and maintained. The landscape shall primarily consist of grass, annuals, perennials, groundcover, shrubs, trees, or other living vegetation, provided that artificial turf may be used if it is permeable and has a minimum pile height of 1.25 inches. Design elements like planters, rocks, mulch, wood chips, bark, or similar elements are permitted when integrated as part of the landscape.

4. Residential and nonresidential—Interior side-yard and rear-yard setbacks. There is no minimum landscape requirement for interior side-yard and rear-yard setbacks.

B. Planter required.

1. Except for single-unit and duplex dwellings and where driveways and walkways enter and exit a lot, a landscaped planter is required as follows:

a. A landscaped planter is required to separate all surfaced areas from the adjacent public street; and

b. A landscaped planter is required along the entire perimeter of surface parking lots of more than 30 spaces.

2. The planter shall be surrounded with six inch raised concrete curbing. The minimum width of the planter, excluding curbing, is six feet, except that front-yard and street side-yard setbacks shall have planters at least as wide as the minimum setback or six feet, whichever is greater. An irrigation system shall be installed in each separate planter area. The landscape shall primarily consist of grass, annuals, perennials, groundcover, shrubs,

trees, or other living vegetation, provided that artificial turf may be used if it is permeable and has a minimum pile height of 1.25 inches. Design elements like planters, rocks, mulch, wood chips, bark, or similar elements are permitted when integrated as part of the landscape.

ORDINANCE NO.

Adopted by the Sacramento City Council

Date Adopted

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17.612.010 Landscaping requirements.

A. Landscaping requirements in setback areas.

1. Single-unit and duplex dwellings—Front-yard and street side-yard setbacks.

a. Setback area paving restrictions. A maximum of 540% of the required front-yard and street side-yard setbacks may be paved for off-street parking, and driveways, walkways, uncovered patios and other forms of hardscape. An additional maximum of 10% of the front yard setback may be paved for walkways or uncovered patio use. A maximum of 40% of the required street side yard setback may be paved for off-street parking, driveways, walkways, or uncovered patio use; ~~How~~however, this maximum limitation does not apply to that portion of the street side-yard located behind a fence that is in compliance with the street side fence requirements set forth in chapter 17.620.

b. Landscape and maintenance requirements. The unpaved portion of the a-required front-yard setback and street side-yard setbacks shall be landscaped, irrigated, and maintained. The landscape shall primarily may include consist of grass, annuals, perennials, groundcover, shrubs, trees, or other living vegetation; provided that and any artificial turf may be used if it is permeable and has a minimum pile height of 1.25 inches. Design elements likesuch as planters, rocks, mulch, wood chips, bark, or similar elements are permitted when integrated as part of the landscape. However, only living vegetation may be used as a primary ground cover; no cement, brick, artificial turf, or other non-vegetative products such as plastic plants or flowers may be used for this purpose. All landscaping materials shall be mowed, trimmed, and

maintained as often as necessary to prevent overgrowth and blight. No junk, debris, or other similar materials shall be stored in the landscaped setback area.

c. Height restrictions for landscaping located in the clear zone. All landscaping located within the clear zone for driveways and corner lots, as ~~described~~defined in section 17.620.~~10~~10, shall not exceed four feet in height, except that trees exceeding four feet in height are allowed if the tree is maintained free of branches five feet above the finish grade, as defined in section 15.88.050.

d. Vehicle parking requirements~~-all yard areas~~. Vehicles, including automobiles, boats, campers, trailers, and other recreational vehicles must be parked on a paved surface, as provided for in section 10.44.010.

~~Vehicles shall not be parked within the landscaped setback area.~~

2. Multi-unit dwellings (three or more units)—Front-yard and street side-yard setbacks. All minimum required front-yard and street side-yard setbacks shall be landscaped, ~~irrigated~~ and maintained ~~with primarily low ground cover or turf. Only living vegetation may be used as ground cover.~~ The landscape shall primarily consist of grass, annuals, perennials, groundcover, shrubs, trees, or other living vegetation, provided that artificial turf may be used if it is permeable and has a minimum pile height of 1.25 inches. Design elements like planters, rocks, mulch, wood chips, bark, or similar elements are permitted when integrated as part of the landscape.

Driveways and uncovered walkways are permitted to cross over the required front-yard and street side-yard setbacks. The required front-yard and street side-yard setbacks may not be paved for parking or patio areas.

3. Nonresidential—Front-yard and street side-yard setbacks. All minimum required front-yard and street side-yard setbacks shall be landscaped, ~~irrigated,~~ and maintained. The landscape shall primarily consist of grass, annuals, perennials, groundcover, shrubs, trees, or other living vegetation, provided that ~~with primarily low ground cover or turf. Only living vegetation may be used as ground cover. No asphaltic concrete, masonry, rock, gravel, wood bark, chips or other form of surfacing as a principal ground cover is permitted.~~ artificial turf may be used if it is permeable and has a minimum pile height of 1.25 inches. Design elements like planters, rocks, mulch, wood chips, bark, or similar elements are permitted when integrated as part of the landscape.

4. Residential and nonresidential—Interior side-yard and rear-yard setbacks. There is no minimum landscape requirement for interior side-yard setbacks and rear-yard setbacks.

B. Planter required.

1. Except for single-unit and duplex dwellings and where driveways and walkways enter and exit a lot, a landscaped planter is required as follows:

a. A landscaped planter is required to separate all surfaced areas from the adjacent public street; and

b. A landscaped planter is required along the entire perimeter of surface parking lots of more than 30 spaces.

2. The planter shall be surrounded with six inch raised concrete curbing. The minimum width of the planter, excluding curbing, is six feet, except that front-yard and street side-yard setbacks shall have planters at least as wide as the minimum setback or six feet, whichever is greater. An irrigation system shall be installed in each separate planter area. ~~Planter areas shall not be surfaced in part or whole with concrete, asphalt, or other impermeable surface material, but shall contain earth and living plants. The landscape shall primarily consist of grass, annuals, perennials, groundcover, shrubs, trees, or other living vegetation, provided that artificial turf may be used if it is permeable and has a minimum pile height of 1.25 inches. Design elements like planters, rocks, mulch, wood chips, bark, or similar elements are permitted when integrated as part of the landscape.~~

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A. Landscaping requirements in setback areas.

1. Single-unit and duplex dwellings—Front-yard and street side-yard setbacks.

a. Setback area paving restrictions. A maximum of 50% of the required front-yard and street side-yard setbacks may be paved for off-street parking, driveways, walkways, uncovered patios and other forms of hardscape. However, this maximum limitation does not apply to that portion of the street side-yard located behind a fence that is in compliance with the street side fence requirements set forth in chapter 17.620.

b. Landscape and maintenance requirements. The unpaved portion of the required front-yard and street side-yard setbacks shall be landscaped and maintained. The landscape shall primarily consist of grass, annuals, perennials, groundcover, shrubs, trees, or other living vegetation provided that artificial turf may be used if it is permeable, has a minimum pile height of 1.25 inches, and a minimum of 20% of the required front-yard and street side-yard setback are landscaped with living vegetation. Design elements like planters, rocks, mulch, wood chips, bark, or similar elements are permitted when integrated as part of the landscape. All landscaping materials shall be mowed, trimmed, and maintained as often as necessary to prevent overgrowth and blight. No junk, debris, or other similar materials shall be stored in the landscaped setback area.

c. Height restrictions for landscaping located in the clear zone. All landscaping located within the clear zone for driveways and corner lots, as described in section 17.620.100, shall not exceed four feet in height, except that trees exceeding four feet in height are

allowed if the tree is maintained free of branches five feet above the finish grade, as defined in section 15.88.050.

d. Vehicle parking requirements-all yard areas. Vehicles, including automobiles, boats, campers, trailers, and other recreational vehicles must be parked on a paved surface, as provided for in section 10.44.010.

2. Multi-unit dwellings (three or more units)—Front-yard and street side-yard setbacks. All minimum required front-yard and street side-yard setbacks shall be landscaped and maintained. The landscape shall primarily consist of grass, annuals, perennials, groundcover, shrubs, trees, or other living vegetation, provided that artificial turf may be used if it is permeable, has a minimum pile height of 1.25 inches, and a minimum of 20% of the required front-yard and street side-yard setback are landscaped with living vegetation. Design elements like planters, rocks, mulch, wood chips, bark, or similar elements are permitted when integrated as part of the landscape. Driveways and uncovered walkways are permitted to cross over the required front-yard and street side-yard setbacks. The required front-yard and street side-yard setbacks may not be paved for parking or patio areas.

3. Nonresidential—Front-yard and street side-yard setbacks. All minimum required front-yard and street side-yard setbacks shall be landscaped and maintained. The landscape shall primarily consist of grass, annuals, perennials, groundcover, shrubs, trees, or other living vegetation, provided that artificial turf may be used if it is permeable, has a minimum pile height of 1.25 inches, and a minimum of 20% of the required front-yard and street side-yard setback are landscaped with living vegetation. Design elements like planters, rocks, mulch, wood chips, bark, or similar elements are permitted when integrated as part of the landscape.

4. Residential and nonresidential—Interior side-yard and rear-yard setbacks. There is no minimum landscape requirement for interior side-yard and rear-yard setbacks.

B. Planter required.

1. Except for single-unit and duplex dwellings and where driveways and walkways enter and exit a lot, a landscaped planter is required as follows:

a. A landscaped planter is required to separate all surfaced areas from the adjacent public street; and

b. A landscaped planter is required along the entire perimeter of surface parking lots of more than 30 spaces.

2. The planter shall be surrounded with six inch raised concrete curbing. The minimum width of the planter, excluding curbing, is six feet, except that front-yard and street side-yard setbacks shall have planters at least as wide as the minimum setback or six feet, whichever is greater. An irrigation system shall be installed in each separate planter area. The landscape shall primarily consist of grass, annuals, perennials, groundcover, shrubs, trees, or other living vegetation, provided that artificial turf may be used if it is permeable and has a minimum pile height of 1.25 inches. Design elements like planters, rocks, mulch, wood chips, bark, or similar elements are permitted when integrated as part of the landscape.

ORDINANCE NO.

Adopted by the Sacramento City Council

Date Adopted

AN ORDINANCE AMENDING SECTION 17.612.010 OF THE SACRAMENTO CITY CODE RELATING TO LANDSCAPING REQUIREMENTS

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

SECTION 1. Section 17.612.010 of the Sacramento City Code is amended to read as follows:

17.612.010 Landscaping requirements.

A. Landscaping requirements in setback areas.

1. Single-unit and duplex dwellings—Front-yard and street side-yard setbacks.

a. Setback area paving restrictions. A maximum of 540% of the required front-yard and street side-yard setbacks may be paved for off-street parking, and driveways, walkways, uncovered patios and other forms of hardscape. An additional maximum of 10% of the front yard setback may be paved for walkways or uncovered patio use. A maximum of 40% of the required street side yard setback may be paved for off-street parking, driveways, walkways, or uncovered patio use. ~~However,~~ this maximum limitation does not apply to that portion of the street side-yard located behind a fence that is in compliance with the street side fence requirements set forth in chapter 17.620.

b. Landscape and maintenance requirements. The unpaved portion of the a-required front-yard ~~setback~~ and street side-yard setbacks shall be landscaped, irrigated, and maintained. The landscape shall primarily may include consist of grass, annuals, perennials, groundcover, shrubs, trees, or other living vegetation, ~~provided that and any artificial turf may be used if it is permeable, has a minimum pile height of 1.25 inches, and a minimum of 20% of the required front-yard and street side-yard setback are landscaped with living vegetation.~~ Design elements likesuch as planters, rocks, mulch, wood chips, bark, or similar elements are permitted when integrated as part of the landscape. ~~However, only living vegetation may be used as a primary ground cover; no cement, brick, artificial turf, or other non-vegetative products such as~~

~~plastic plants or flowers may be used for this purpose.~~ All landscaping materials shall be mowed, trimmed, and maintained as often as necessary to prevent overgrowth and blight. No junk, debris, or other similar materials shall be stored in the landscaped setback area.

c. Height restrictions for landscaping located in the clear zone. All landscaping located within the clear zone for driveways and corner lots, as ~~described~~defined in section 17.620.~~1040~~, shall not exceed four feet in height, except that trees exceeding four feet in height are allowed if the tree is maintained free of branches five feet above the finish grade, as defined in section 15.88.050.

d. Vehicle parking requirements~~-all yard areas~~. Vehicles, including automobiles, boats, campers, trailers, and other recreational vehicles must be parked on a paved surface, as provided for in section 10.44.010.

~~Vehicles shall not be parked within the landscaped setback area.~~

2. Multi-unit dwellings (three or more units)—Front-yard and street side-yard setbacks. All minimum required front-yard and street side-yard setbacks shall be landscaped, ~~irrigated~~ and maintained ~~with primarily low ground cover or turf. Only living vegetation may be used as ground cover. The landscape shall primarily consist of grass, annuals, perennials, groundcover, shrubs, trees, or other living vegetation, provided that artificial turf may be used if it is permeable, has a minimum pile height of 1.25 inches, and a minimum of 20% of the required front-yard and street side-yard setback are landscaped with living vegetation. Design elements like planters, rocks, mulch, wood chips, bark, or similar elements are permitted when integrated as part of the landscape.~~ Driveways and uncovered walkways are permitted to cross over the required front-yard and street side-yard setbacks. The required front-yard and street side-yard setbacks may not be paved for parking or patio areas.

3. Nonresidential—Front-yard and street side-yard setbacks. All minimum required front-yard and street side-yard setbacks shall be landscaped, ~~irrigated,~~ and maintained. ~~The landscape shall primarily consist of grass, annuals, perennials, groundcover, shrubs, trees, or other living vegetation, provided that with primarily low ground cover or turf. Only living vegetation may be used as ground cover. No asphaltic concrete, masonry, rock, gravel, wood bark, chips or other form of surfacing as a principal ground cover is permitted. artificial turf may be used if it is permeable, has a minimum pile height of 1.25 inches, and a minimum of 20% of the required front-yard and street side-yard setback are landscaped with living vegetation. Design elements like planters, rocks, mulch, wood chips, bark, or similar elements are permitted when integrated as part of the landscape.~~

4. Residential and nonresidential—Interior side-yard and rear-yard setbacks. There is no minimum landscape requirement for interior side-yard ~~setbacks~~ and rear-yard setbacks.

B. Planter required.

1. Except for single-unit and duplex dwellings and where driveways and walkways enter and exit a lot, a landscaped planter is required as follows:

a. A landscaped planter is required to separate all surfaced areas from the adjacent public street; and

b. A landscaped planter is required along the entire perimeter of surface parking lots of more than 30 spaces.

2. The planter shall be surrounded with six inch raised concrete curbing. The minimum width of the planter, excluding curbing, is six feet, except that front-yard and street side-yard setbacks shall have planters at least as wide as the minimum setback or six feet, whichever is greater. An irrigation system shall be installed in each separate planter area. ~~Planter areas shall not be surfaced in part or whole with concrete, asphalt, or other impermeable surface material, but shall contain earth and living plants.~~ The landscape shall primarily consist of grass, annuals, perennials, groundcover, shrubs, trees, or other living vegetation, provided that artificial turf may be used if it is permeable and has a minimum pile height of 1.25 inches. Design elements like planters, rocks, mulch, wood chips, bark, or similar elements are permitted when integrated as part of the landscape.