

**ORDINANCE NO. 2022-24**

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF PEORIA, MARICOPA COUNTY, ARIZONA, AMENDING CHAPTER 21 OF THE PEORIA CITY CODE (1992) BY AMENDING SECTION 21-818 PERTAINING TO GENERAL LANDSCAPE REQUIREMENTS, AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE

WHEREAS, due and proper notice of such Public Hearing was given in the time, form, substance, and manner provided by law including publication of such in the Peoria Times on September 29, 2022 regarding amendments to the Peoria City Code (1992 edition) regarding General Landscape Requirements, and

WHEREAS, the Planning and Zoning Commission of the City of Peoria, Maricopa County, Arizona, held a public hearing on October 20, 2022 to consider proposed amendments to the Peoria City Code (1992 edition) regarding General Landscape Requirements, after notice in the manner provided by law, and

WHEREAS, the Planning and Zoning Commission of the City of Peoria, Maricopa County, Arizona, at its regularly convened meeting of October 20, 2022 voted unanimously to recommend to the Mayor and Council of the City of Peoria, Maricopa County, Arizona that amendments be made to the Peoria City Code (1992 edition) regarding General Landscape Requirements, and

WHEREAS, the Mayor and Council of the City of Peoria, Arizona, considered the recommendation of the Planning and Zoning Commission of the City of Peoria, Arizona, and deem it to be in the best interest of the public health, safety and welfare of the residents of the City of Peoria, Arizona to amend Section 21-818 "General Landscape Requirements" of Chapter 21 of the Peoria City Code (1992 edition)

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Peoria, Arizona as follows

SECTION 1 The foregoing recitals are incorporated as if fully set forth herein

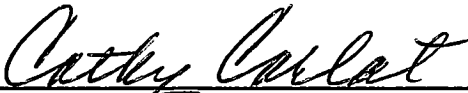
SECTION 2 Chapter 21 of the Peoria City Code shall be amended to read as indicated on Exhibit 1 of this Ordinance

SECTION 3 Effective Date This Ordinance shall become effective on the date provided by law

SECTION 4 Severability If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance

SECTION 5 Clerical Corrections The City Clerk is hereby authorized to correct clerical and grammatical errors, if any, related to this ordinance, and to make formatting changes appropriate for purposes of clarity, form, or consistency with the Peoria City Code

PASSED AND ADOPTED by the Mayor and Council of the City of Peoria, Maricopa County, Arizona this 15th day of November, 2022

  
\_\_\_\_\_  
Cathy Carlat, Mayor

11-22-22  
\_\_\_\_\_  
Date Signed

ATTEST

  
\_\_\_\_\_  
Lori Dyckman, City Clerk



APPROVED AS TO FORM

  
\_\_\_\_\_  
Vanessa P Hickman, City Attorney

Published in Peoria Times

Publication Date November 24, 2022

Effective Date 11-22-2022

1 **Exhibit 1**

2 **Zoning Ordinance Amendment**

3 Amendment for Adoption to the Peoria City Code, Chapter 21 - Zoning

4  
5 **HOW TO READ THIS DOCUMENT**

6 Unless otherwise stated, provisions or graphics that are being deleted are shown in bold red  
7 strikethrough text or a line through the graphic, like this ~~Provisions that are being deleted are shown~~  
8 ~~with a bold red strikethroughs text~~. Graphics containing bold red strikethrough are intended to remove  
9 the graphic in its entirety as well as any text that is embedded in the graphic

10  
11 Provisions or graphics that are being added are shown in double-underlined bold blue text, like this  
12 Provisions that are being added are shown in double-underlined bold blue text. Graphics containing  
13 bold double underline underneath the graphic are intended to add the graphic in its entirety as well as  
14 any text that is embedded in the graphic

15  
16 Unless otherwise specifically addressing changes to a particular section or subsection of the code  
17 through the above referenced methods changes are only intended for those specific sections and  
18 subsections of the code that are addressed herein

19  
20 Section 1 Amend Chapter 21 - Zoning, Definitions, Section 21-818 – General Landscape  
21 Requirements, as follows

22 **Sec. 21-818. General Landscape Requirements.**

23 A *Required Landscape Areas* No part of any landscape area shall be used for any other use, including but not  
24 limited to, such as parking or display, except for required on-site retention areas and useable open space  
25 when such use is shown on the approved landscape plan ~~except as otherwise provided in Chapter 14~~

26 1 *On-Site Landscaped Areas* All development projects requiring an approved landscape plan shall  
27 provide on-site landscaped areas located in accordance with the following ~~schedule standards and~~  
28 ~~requirements~~

On-Site Landscaped Areas	Multi-Family & Non-Residential	Industrial	Single Family Residential	Schools
<b>Required Area<sup>a</sup></b>				
Percentage of Net Site Area	20	10 <sup>b</sup>	•	20
1 tree/ <del>53</del> shrubs per	<u>5400</u> SQ FT	<u>5400</u> SQ FT	1000 SQ FT	800 SQ FT
<b>Street Frontage Area<sup>c</sup></b>				
Arterial Streets FT	15	10	10 <sup>d</sup>	15

Collector and Local Streets FT	15	10	8 <sup>d</sup>	10
--------------------------------	----	----	----------------	----

29

30 <sup>a</sup> Water storage facilities, wireless communication facilities and similar land uses shall be exempt from the on-site  
 31 landscape area requirements with the exception that street frontage landscaping shall be required

32 <sup>b</sup> Mini-storage facilities and similar uses shall be considered industrial developments for the purposes of  
 33 landscape requirements regardless of zoning designation

34 <sup>c</sup> A landscaped area along all street frontages shall be established and maintained between the street right-of-way  
 35 and any building, on-site parking area, residential property line or perimeter screen wall. The area of this  
 36 landscape strip may be used to satisfy, to the extent provided, the on-site landscaped area set forth in this  
 37 Section. Public utility facilities providing an essential service may be exempt from this standard as  
 38 determined by the Planning Manager, provided that the development includes the required plantings as set  
 39 forth in this Section. Single-family residential subdivisions may provide an average of the frontage  
 40 requirement along arterial roadways to accommodate wall undulation

41 <sup>d</sup> All such landscaped areas shall be held within a tract unless determined otherwise by the Planning Manager.  
 42 Front lot lines are exempt from the street frontage landscaping requirement

43 • For all single-family subdivisions, on-site landscaped areas shall consist of street frontage landscaping, required  
 44 retention and useable open space areas. The required amount of useable open space shall be determined  
 45 per the Design Review Manual

46 a All portions of the development site not occupied by buildings, structures, vehicle access and  
 47 parking areas, loading and unloading areas, and approved storage areas shall be landscaped in  
 48 accordance with the provisions of this Section. Future building pads within a phased  
 49 development shall be ~~improved with temporary landscaping, and maintained weed and dust~~  
 50 ~~free in such a manner as may be approved by the Community Development Director or~~  
 51 ~~designee~~

52 b All required useable open space areas as defined by the Design Review Manual may be included  
 53 within the on-site landscaped areas

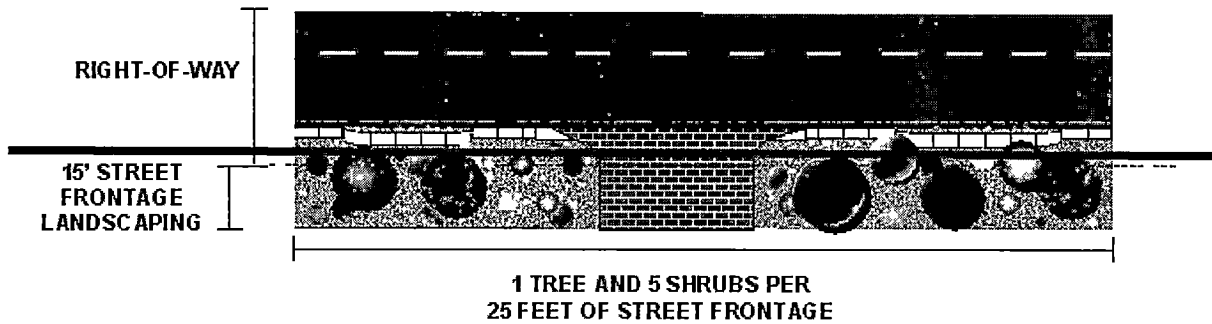
54 c For the purposes of calculating required landscape area, net site area shall exclude rights-of-way,  
 55 school playgrounds, and any required landscape buffer

56 2 *Street Frontages and Rights-of-Way* All street rights-of-way classified as collector or higher contiguous  
 57 with the proposed development or located within the interior of a development not used for street  
 58 pavement, curbs, gutters, sidewalks, or driveways shall be landscaped in addition to the required on-  
 59 site landscaped areas listed above. Right-of-way landscaping shall be designed to minimize water  
 60 usage and maintenance issues ~~obligations~~

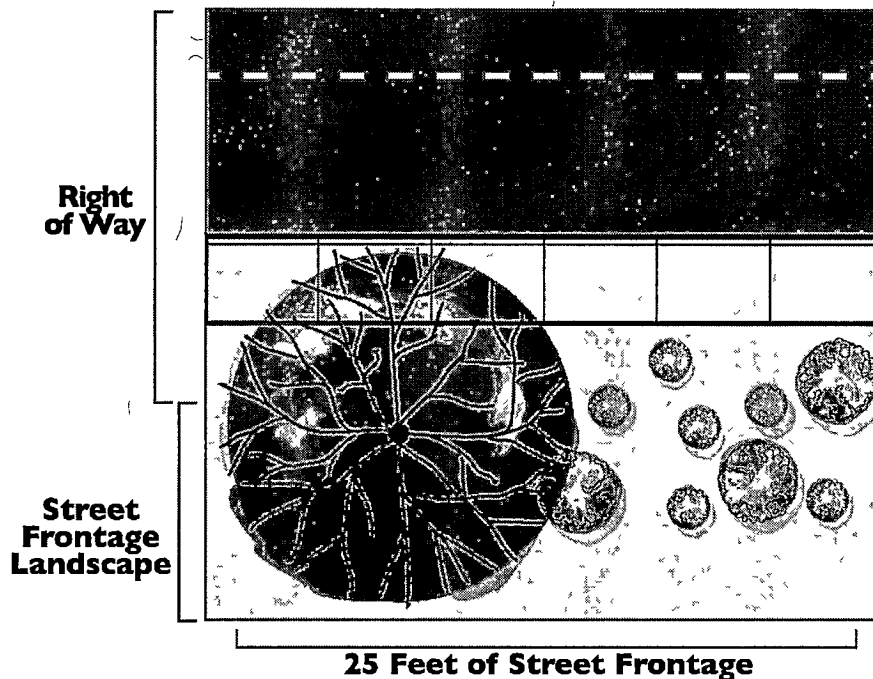
61 a The installation of street trees, shrubs, and vegetative ground cover shall be required for projects  
 62 in an amount equal to or greater than one (1) tree and ~~five~~ three (3) shrubs for every twenty-  
 63 five (25) feet of street frontage, and vegetative ground cover. The shrubs and ground cover shall  
 64 occupy a minimum of ~~sixty thirty~~ percent (~~360~~%) of the total street frontage landscaped area at  
 65 maturity. Residential subdivisions shall be exempt from this provision where lots front onto a  
 66 street

67 b The required plantings shall be located in the street right-of-way landscaped area within a  
 68 minimum ~~five~~ seven (7) foot wide planter area, or within the ~~front fifteen (15) feet of the~~  
 69 ~~required right-of-way, and street frontage on-site~~ landscape areas, ~~and shall be designed and~~  
 70 ~~located to enhance the proposed development project and the streetscape~~

- 71 c Such planting requirements shall be in addition to the landscape requirements in Section 21-  
 72 818 A 1 All additional plantings in excess of the requirement may be used to satisfy the on-site  
 73 landscaping requirements
- 74 d Future phases of contiguous development shall include street frontage and right-of-way  
 75 landscaping with the first phase of development The area and plantings provided for subsequent  
 76 phases shall count only towards the landscape requirements for the future development This  
 77 requirement may be modified for large-scaled projects as approved by the **Community**  
 78 **Development Director or designee** Zoning Administrator



79  
 80



81  
 82

83 3 *Landscape Buffers* A landscape buffer shall be provided in the manner, context and density specified  
 84 below

Landscape Buffer	Single Family Residential District	Multi-Family & other Residential Districts
Non-Residential Districts (O-1, C-1)	20'	20'

Non-Residential Districts (all other)	30'	30'
Multi-Family District (RM-1)	20'	n/r

85

Landscape Material	Density	Minimum Size at Planting
Trees	3 per 1,000 sq ft	24 inch box
Shrubs	<del>35</del> per 1,000 sq ft	5 gallon
<del>Vegetative Groundcover</del>	<del>20% of area</del>	<del>1 gallon</del>
Inert Groundcover	100% of area	¾" (if DG)

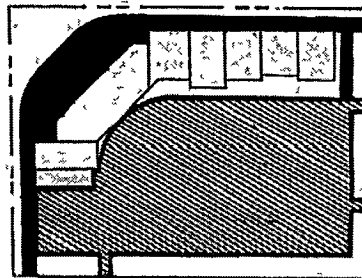
86

87 For the purposes of this Section, the buffer utilized when adjacent to a PAD or PCD development unit  
88 or site will be determined on the basis of the land use scheduled or utilized for said area or as  
89 otherwise determined by the ~~Planning Manager~~Zoning Administrator

90 4 *Parking Area Landscaping*

91 a Surface Parking For all developments exceeding fifteen thousand (15,000) square feet of gross  
92 floor area, ten percent (10%) of all parking lot areas, exclusive of service drive aisles, shall be  
93 landscaped The requirement for general industrial and manufacturing developments as  
94 delineated in Table 21-503 or for developments containing fifteen thousand (15,000) square feet  
95 or less shall be five percent (5%) of the parking lot area The parking landscape area shall be  
96 located entirely within the exterior curbs of the surface parking area All surface parking areas  
97 shall incorporate the following elements

■ *PARKING AREA*  
■ *SERVICE DRIVE AISLE*



98

- 99 1) One (1) parking lot island with raised concrete or decorative curbing shall be provided  
100 for every eight (8) parking spaces In addition, landscape islands shall be provided at the  
101 end of each parking row  
102 2) Each landscape island shall be a minimum width of seven (7) feet, measured from back  
103 of curb to back of curb and equal the length of the parking stall(s)  
104 3) Landscaped medians shall be provided for all double rows of parking which exceed  
105 thirty (30) total spaces Each median shall be a minimum width of seven (7) feet of  
106 which a two (2) foot parking overhang on both sides may be included Curb breaks may  
107 be provided to accommodate drainage flows A deviation or alternative to this  
108 requirement may be considered by the Planning Manager or designee provided the  
109 intent of the landscape median is satisfied

110 b Multi-level Parking Structures

111 1)e For projects that utilize multiple level parking structures, a minimum ten (10) foot  
112 landscape area shall be located around the perimeter of the structure

113 2)d For projects that utilize both surface and multi-level parking structures, the required  
114 parking area landscape shall be the combined requirements of the above

115 5 *Parking Landscape Improvements*

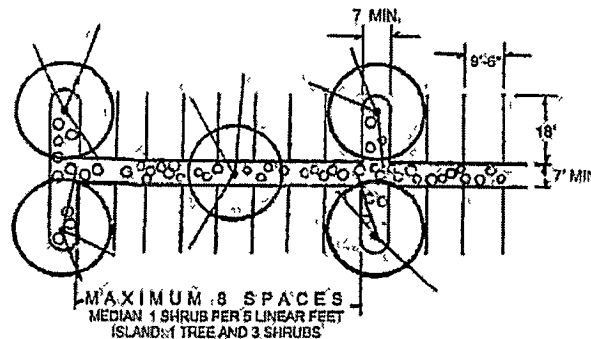
116 a *Surface Parking*

117 1) Surface parking areas shall contain one (1) tree and three (3) shrubs for every parking  
118 island (one stall in length)

119 2) Landscaped parking medians shall contain one (1) shrub for every five (5) linear feet of  
120 landscaping A minimum of one (1) tree shall be provided between landscape islands  
121 Adequate planter area shall be provided to accommodate full tree maturity

122 3) All plantings within surface parking areas may be used to satisfy the landscape  
123 requirements in Section 21-818 A 1 The parking area tree palette shall only include  
124 species that provide adequate shading and minimal litter

125 4) Shrubs within a landscape island or median shall be maintained to a maximum height of  
126 three (3) feet, and all trees at maturity within such planters shall maintain a minimum  
127 clearance of six (6) feet from the lowest branch to the adjacent grade elevation



128  
129 b *Multi-level Parking Structures* The landscape area provided at the perimeter of multiple level  
130 parking structures shall contain one (1) tree and three (3) shrubs for every twenty (20) feet of  
131 structure perimeter

132 6 *Drainage Facilities (Public and Private)* Drainage facilities shall be ~~completely~~ landscaped with desert-  
133 adapted plantings and ground surface materials. ~~Such landscaping shall provide~~ providing for erosion  
134 protection ~~while allowing for the~~ and the efficient utilization of the structure

135 7 *Building Foundation* Non-residential and multi-family residential buildings shall include a landscape  
136 foundation planter with a minimum width of five (5) feet between the building and parking lot This  
137 foundation planter area shall comprise a minimum of fifty percent (50%) of the façade(s) length and  
138 may count towards the on-site landscape area requirements A deviation or alternative to this  
139 requirement may be considered by the ~~Planning Manager or designee~~ Zoning Administrator

140 Building foundation planter areas shall include one (1) shrub for every five (5) linear feet All plantings  
141 within building foundation planter areas may be used to satisfy the landscape requirements in Section  
142 21-818 A 1 A deviation or alternative to this requirement, including but not limited to, raised planters  
143 with seatwalls, decorative planter boxes, potted trees/shrubs, may be considered by the ~~Planning~~

144 Manager-Zoning Administrator or designee provided the intent of the building foundation planter is  
145 satisfied

146 B *Design Standards*

147 1 *Minimum Size of Trees and Shrubs* Unless otherwise specified herein, all required trees shall be a  
148 minimum of fifteen (15) gallon in size and at least fifty percent (50%) of those trees must be twenty-  
149 four (24) inch box or larger in size. ~~A development may substitute thirty six (36) inch box trees in~~  
150 ~~place of fifteen (15) gallon trees at a substitution rate of 1.5 trees for every 1 required fifteen (15)~~  
151 ~~gallon tree.~~ All shrubs shall be a minimum of five (5) gallon in size to satisfy the landscape  
152 requirements in Section 21-818A 2

153 All trees shall be of a size at the time of installation to conform with the standards established in the  
154 Arizona Nursery Association Grower's Committee Recommended Tree Specifications

155 2 *Limitation On Use of Turf* ~~Development projects shall limit t~~The use of turf (lawn) shall be limited to a  
156 maximum of ~~ten~~twenty percent (~~120~~) of the ~~lot area~~site. This provision may be waived by the Zoning  
157 Administrator for those projects ~~as determined by the Site Plan Review process~~ that require a greater  
158 amount of turf due to the nature of their use (i.e. schools, parks, ~~golf courses~~ etc ) ~~or those projects~~  
159 ~~that irrigate their landscaping with a reclaimed or private water source~~ Turf areas that are not  
160 accessible via a sidewalk, pathway, or trail, or those that occupy slopes in excess of 6:1 shall be  
161 prohibited. Turf areas within the right-of-way or any space less than 8 feet in length or width shall be  
162 prohibited.

163 3 *Canopy Separation* The maximum separation between the canopy coverage of trees, shrubs, or  
164 ground cover shall not exceed ten (10) feet in any direction as measured at maturity. Greater  
165 separations may be approved through site plan approval in the Desert Lands Conservation Overlay  
166 areas as identified in Section 21-726 to be consistent with the natural undisturbed desert plant  
167 densities in the immediate vicinity of the development. ~~*Substitution of Ground Covers.*~~ Upon  
168 approval of the Community Development Director or designee, the installation of twenty (20) square  
169 feet of vegetative ground cover in any landscaped area shall substitute for one (1) required shrub, up  
170 to a maximum of twenty percent (20%) of the required shrubs in any particular landscaped area. No  
171 substitution shall be made for the required shrubs along any street frontage.

172 4 *Ground Surface Treatment* All landscaped areas shall be finished with a natural topping material which  
173 may include, but not limited to, the following turf (subject to Section 21-818 B 2, ground cover,  
174 planting, ¾" screened decomposed granite (or as approved by plan review) at a 2" minimum depth,  
175 river rock, expanded shale, or bark. A pre-emergent herbicide shall be applied to the ground prior to  
176 and after the placement of natural surface materials (decomposed granite, river run rock, etc ) in any  
177 landscaped area to prevent weed growth

178 5 *Irrigation Standards* All landscaped areas shall be supported by an automatic irrigation system which  
179 may be a spray, flood, or drip type system. A backflow prevention device as approved by the City shall  
180 be required with the installation of all irrigation systems. All irrigation systems and landscaped areas  
181 shall be designed, constructed, and maintained to promote water conservation and prevent water  
182 overflow or seepage onto the street, sidewalk, or parking areas. Such irrigation systems shall also  
183 comply with the Landscaping and Irrigation Policy Guide.

184 A separate water meter shall be installed for landscaping that is installed within the right-of-way and  
185 maintained by the City. For developments in which the property owner is to maintain the right-of-way  
186 landscaping, the right-of-way irrigation system shall be separated or isolated from the on-site irrigation  
187 system

- 188 6 *Obstructions to Visibility* All landscaping and landscaped materials established in close proximity to a  
189 driveway or street intersection shall be installed and maintained in compliance with the City's visibility  
190 triangle requirements All ground covers within surface parking areas shall be designed to minimize  
191 interference with surveillance capabilities or vehicular and pedestrian circulation
- 192 7 *Protection of Landscaped Areas from Vehicular Damage* Permanent containment barriers (concrete  
193 curbs or bumper guards) shall be installed and properly secured within or adjacent to all proposed  
194 parking areas and along all driveways and vehicular access ways to prevent the destruction of  
195 landscape materials by vehicles All trees and shrubs shall be installed a minimum of two and one-half  
196 (2 5) feet from back of curb
- 197 8 *Obstructions of Fire Hydrants* All plant materials shall be planted so that at maturity the edge of the  
198 plant will be no closer than three (3) feet to any fire hydrant or fire suppression device
- 199 9 *Landscape Screening* All mechanical equipment, electrical meters and similar utility devices shall be  
200 screened from public view with appropriate plantings
- 201 10 *Trails* All trails required by the Rivers and Trails Mater Plans shall include landscaping and hardscape  
202 materials as determined by the Community Services ~~Department~~Master Plan unless otherwise  
203 addressed within the Zoning Ordinance
- 204 11 *Acceptable Landscape Materials*
- 205 a Plant materials utilized in landscaped areas ~~in the right-of-way must~~shall be included on the  
206 most recent edition of the Phoenix Active Management Area Low Water ~~Using~~ Use Plant List,  
207 unless otherwise approved by the Zoning Administrator
- 208 b No artificial plant materials may be used to satisfy the requirements of this Section
- 209 c Palm trees shall not be installed within the right-of-way unless the maintenance for the palm  
210 trees is provided by the owner
- 211 d Pollen producing vegetation such as the Mulberry tree (Morus Alba) or Olive tree (Olea Europea)  
212 shall be prohibited

213 (Ord No 00-20, 5-16-00, Ord No 02-95, 12-11-02, Ord No 03-182, 12-16-03, Ord No 04-186, 8-24-04, Ord No  
214 06-07, 3-21-06, Ord No 2014-21, 6-17-14, Ord No 2017-33 , § 181, 6-13-17)