

10-9: LANDSCAPING REGULATIONS

10-9-1 GENERAL.

- A. These standards shall apply to all properties within the City of Twin Falls, unless otherwise exempted.
- B. These standards shall apply to all areas held in common ownership and/or under common maintenance such as, but not limited to:
 - 1. Retention/detention ponds;
 - 2. Park strips;
 - 3. Berms;
 - 4. Swales;
 - 5. Or other similar areas.
- C. The measurements and sizes of plant materials required by this section shall adhere to the standards prescribed in the latest edition of "American Standards for Nursery Stock" (ANSI Z60.1).
- D. All landscaping elements shall be maintained in a manner consistent with the minimum standards outlined in this chapter. Any dead or dying trees, shrubs, or other perennial plants shall be removed and replaced within one calendar year.
- E. All trees in public right of way shall be maintained according to the practices established by the Twin Falls Tree Commission per City Code 8-4.
- F. All landscaping elements shall be installed and maintained consistent with vision and safety requirements outlined in City Code Titles 8 and 9.

10-9-2 EXCEPTIONS.

- A. These standards shall not apply to single household dwellings on a single lot, accessory dwelling units, or a duplex on a single lot.

10-9-3 LANDSCAPE PLAN SUBMITTAL REQUIREMENTS.

- A. All projects requiring landscape installation per 10-7 shall require the submission of a landscape plan. The landscaping plan shall be reviewed as part of the building permit or zoning application process.
- B. Projects requiring 4,000 square feet or more of total landscaped area shall provide a landscape plan prepared by a current Idaho Licensed Design Professional.

10-9-4 CALCULATING REQUIRED LANDSCAPING AND PLACEMENT.

- A. The square footage of required landscaping is defined herein for each zoning district as found in 10-2 of this Title.
- B. A minimum of 50% of the required Landscaping shall be installed between the public streets/primary access and the primary building.
- C. Only landscaping provided on private property shall be counted towards the general landscaping requirement.

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District	General Landscape Requirement	District	General Landscape Requirement
OS	Established by PZ Commission	CMT	10% of lot area
CRO	15% of lot area	MU	10% of lot area
PRO	10% of lot area, unless exempted in 10-6-2	CC	5% of lot area
AG	5% of lot area for Non-Residential	COM	5% of lot area
RR	5% of lot area for Non-Residential	IND1 & IND2	2SF per linear feet of street frontage
TN-1	10% of lot area, unless exempted in 10-6-2	AP	5% of total land area
TN-2	10% of lot area, unless exempted in 10-6-2	CSI	10% of lot area
TN-3	10% of lot area or as exempted in 10-6-2		

10-9-5 MINIMUM LANDSCAPE PLANTING & GROUND COVER STANDARDS.

The required minimum landscaped area shall have the following plantings:

- A. One tree per 500 square feet of landscaped area. The number of tree species and planting sizes shall be planted per the table below:

Required Number of Trees	Minimum Number of Species
1-4	1
5 to 10	2
11 to 30	3
31 to 50	4
More than 50	5

All trees shall be a minimum of 1-1/2 inch caliper (deciduous) or five feet tall (evergreen) when planted.

- B. One woody shrub, herbaceous perennial, or ornamental grass per 100 square feet of landscaped area. The number of shrub/grass species and planting sizes shall be planted per the table below:

Required Number of Shrubs/Grasses	Minimum Number of Species
1 to 4	1
5 to 10	2
11 to 30	3
31 to 50	4
More than 50	5

All Shrubs shall be a minimum of two gallons when planted.

All others shall be a minimum of one gallon when planted.

- C. Ground cover is required throughout the required minimum landscaped area.
1. The following ground covers are permitted:
 - a. Bark mulches
 - b. Soil aid
 - c. Other non-vegetative materials (decorative rock/stone 3/4" or greater, artificial turf, pavers, etc.) that do not comprise of more than 70% of the required area.
 - d. Vegetative ground cover (grasses, etc.)
 2. The following ground covers and materials are prohibited:
 - a. Asphalt
 - b. Concrete flat work
 - c. Road base gravel
 - d. Impermeable plastic weed barrier
 3. The following materials are restricted and only approved through the alternative landscaping plan process:
 - a. Pea gravel (only permitted on private property beyond 15' of any public Right of Way)
 - b. Rubber mulch (only permitted on private property and not within 20' of any trees or shrubs)
 - c. Pit run rock & ballast rock (only permitted on private property beyond 15' of any public Right of Way)
 4. All non-vegetative ground cover shall utilize a permeable weed barrier and shall be installed to a minimum depth of 3 inches.

10-9-6 ALTERNATIVE LANDSCAPING PLAN.

- A. The Planning and Zoning Commission may approve alternative plans for the minimum site landscape plantings and groundcover standards.
1. Alternative plans shall not be granted for arterial landscaping requirements on new developments. Existing buildings being remodeled and infill developments may request an alternative plan
 2. Alternative plans may:
 - a. Substitute the required landscape area and associated number of trees/shrubs, for non-vegetative beautification amenities;
 - b. Allow for the alternative placement of trees and shrubs;
 - c. Allow combination of amenities and vegetation placement; and,
 - d. Petition for a unique design that includes restricted materials.
 3. Non-vegetative beautification amenities include:
 - a. Architecture embellishments such as window canopies, door awnings, etc.).
 - b. Artistic murals or similar artistic displays as approved by the City of Twin Falls Arts Commission.
 - c. Other innovative items approved per the Planning and Zoning Commission.

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4. Alternative placement of vegetation include:
 - a. Planter boxes
 - b. Hanging baskets
 - c. Potted plants
 - d. Living walls
 - e. Street trees per the Parks Department approved list & installation guide
 - f. Other innovative locations approved per the Planning and Zoning Commission
- B. Alternative Plan Review Process: Upon receipt of a completed application the Administrator shall schedule the item within 45 days on the Planning and Zoning Commission agenda for consideration.

10-9-7 ARTERIAL LANDSCAPING.

- A. Landscaping shall be provided, retained and maintained along all properties fronting arterial streets, unless otherwise exempted by 10-9-2 of this Title.
- B. Arterial landscaping may count towards the subject property's general landscaping requirement.
- C. A landscaped strip with an average depth of 30 feet to be measured from back of curb (or future curb).
 1. A minimum of 10 feet in depth shall be provided between any vehicle access area (parking space, drive aisle, delivery space, etc), and the arterial adjacent public sidewalk.
- D. Concrete flatwork, sidewalks, or paths are permitted within the 30' landscape depth, but shall not be counted towards the area calculation for number of trees and shrubs.

10-9-8 CANYON RIM OVERLAY LANDSCAPING.

- A. Overall, twenty percent of the total area included in any commercial or mixed-use development in the Canyon Rims Overlay district shall be devoted to landscaped open space.
- B. Canyon Rim Setback Area: The canyon rim setback area, as determined by the City Engineer, may be included as part of the twenty percent landscaping requirement if the area is landscaped to meet the minimum requirements of subsection 10-9-5 of this chapter, or if planted with native vegetation following the City of Twin Falls Canyon Trail planting guidelines.

10-9-9 PARKING LOT LANDSCAPING.

Any parking area that contains 20 or more parking spaces shall provide interior parking lot landscaping, in addition to other required landscaping, as follows:

- A. Expansions to existing parking lots which increase the number of spaces beyond 20, or expand parking to new areas where 20 spaces are currently available, shall provide parking lot landscaping on the new portion of the lot in accordance with this section.
- B. Landscaped islands shall be located at the terminus of all parking rows. No more than 20 parking spaces are permitted in a continuous row without being interrupted by a landscaped island.
- C. Required landscaped islands shall be a minimum 6 feet wide and 15 feet long and shall contain at least one tree that meets the following requirements:
 1. The tree placed in the landscaped island shall be an approved parking island species identified in the City of Twin Falls Tree Selection Guide.

2. At planting the tree placed in the island shall meet the minimum size requirements as outlined in 10-9-5.
3. Required landscape islands may be grouped, subject to approval by the Planning and Zoning Commission.
4. All landscaped areas shall be protected by an appropriate device so as to prevent the damage of the landscaped areas and vegetation from vehicles. Pavement shall not be placed closer than four feet from the trunk of a tree unless a root barrier is provided.

- B. Review. All landscaping to be placed within 50 feet of any overhead powerline shall follow the appropriate guidelines for landscape installation when near electric power utilities. Any reasonable accommodation requested by the utility company shall be met, including but not limited to alternative tree placement, alternative tree species, etc.
- C. Maintenance: All maintenance shall be conducted in conformance with the Idaho Overhead Safety Act (Idaho Code § 55-2401 to 55-2405) or as amended.
- D. Nuisance: Any tree or shrub growing in the public right of way or a public place, which is endangering, or which in any way may endanger, the security or usefulness of any public street, sewer, or sidewalk or the full and safe operation of public utility wires, is hereby declared to be a public nuisance and the City may act as detailed in Twin Falls City Code Title 8 Chapter 4.

10-9-10 LANDSCAPING IN PROXIMITY TO OVERHEAD UTILITIES

A. Tree Planting. Where a tree is required to be planted in accordance with this Title, it shall meet the following requirements:

Tree Classification*	Minimum Distance from Overhead Utilities
Class 1	15 feet
Class 2	25 feet
Class 3	35 feet

Distances are to be measured from center of the tree trunk at time of planting.

*Refer to Idaho Power Tree Planning & Planting Guide



10-9-11 LANDSCAPE PLAN FIELD MODIFICATIONS.

- A. Due to unforeseen events occurring during construction and installation of landscaping, field modifications may be approved by the Administrator under the following circumstances:
 1. Conflicts with utilities;
 2. No net loss of tree or shrub counts;
 3. Substitute species (plants not available);
 4. Future maintenance issues; and,
 5. Any other unforeseen reasons an Idaho Licensed Design Professional deems appropriate to relocate landscaping.
- B. An application for field modifications shall be submitted to the Administrator and follow the process found in Chapter 8 of this Title.

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10-9-12 LANDSCAPE PLAN COMPLETION.

- A. No final certificate of occupancy for any building shall be issued unless the required landscaping has been completed.
- B. Temporary Certificates of Occupancy may be issued following the criteria in this Title.
- C. Required landscaping of 4,000 square feet or more shall require a written certificate of completion by a certified landscaping installer. The certificate of completion shall verify that all landscape improvements, including plant material and sprinkler installation, are in substantial compliance with the approved landscape plan and field modifications.

10-9-13 LANDSCAPE / VEGETATION ENCROACHMENTS, OBSTRUCTIONS & PUBLIC NUISANCES.

- A. Every owner, tenant, or occupant of the premises abutting or adjoining any public right of way shall be required to trim or remove any trees, shrubbery, or plant growth which encroaches over any sidewalk, beyond any curb line, or over the edge of the pavement per 8-1-5 of Twin Falls City Code.
- B. No person shall plant, install, create, maintain, or possess on or over public or private property an obstruction of an official traffic-control sign to the vision of a driver per Twin Falls City Code 9-9-19.
- C. Twin Falls City Code 8-4-8 shall govern all instances of identifying and remedying landscaping or vegetation as public nuisance.

10-9-14 GUIDELINES FOR SELECTING PLANTS FOR POLLINATORS

It is strongly recommended that pollinator plants be incorporated in landscape design whenever possible. Pollinator friendly landscaping recommendations established in the “Intermountain Semidesert Province Regional Guide for Selecting Plants for Provinces” published by the Pollinator Partnership and the North American Pollinator Protection Campaign, should be followed wherever possible.

10-6-15 THE PLANTING OF INVASIVE AND HARMFUL PLANT SPECIES.

Any plant deemed by the State of Idaho as invasive or harmful shall not be planted.

10-6-16 GUIDELINES FOR LANDSCAPING IN AREAS VULNERABLE TO WILDFIRE.

It is recommended that fire wise plants and landscape design be utilized in areas of the City vulnerable to wildfire. Fire wise recommendations include:

- A. Control the density and placement of highly flammable vegetation within 30 feet of buildings and structures, to include:
 - 1. Removal of all flammable vegetation within three to five feet of buildings and structures.
 - 2. Removal of any tree branches hanging over structures that will drop needles or other debris onto roofs, gutters, or decks.
 - 3. Prohibition of plant vegetation underneath eaves or roof lines.
 - 4. Moving firewood piles further than 30 feet from buildings and structures during fire season.
- B. Establishing a 50-foot defensible space around the perimeter of any habitable structure in which trees are thinned so that crowns do not overlap or touch, woody brush is removed or substantially thinned, and dead fuel is removed.

- C. Incorporating non-flammable hardscapes, such as rock wall, to function as firebreaks by breaking up areas of fuel.
- D. Incorporating ground cover such as gravel, brick chips, pavers, and concrete, which offer superior fire-resistance and should be used wherever mulch directly abuts flammable structures.
- E. Planting ignition resistant plants (see Flammability Chart)

FLAMMABILITY CHART
Succulents = More Ignition Resistant
Ground Covers
Turf Grasses
Annuals
Perennials
Shrubs
Deciduous Trees
Ornamental Grasses
Evergreens = Less Ignition Resistant

- F. Maintenance. Trim lawns, irrigate frequently, prune out dead limbs, remove debris and other fuels, and thin and increase spacing between plants.