

to all street right-of-way lines within the limits of projects zoned for multiple family or commercial uses is required. Projects zoned for industrial uses must have a landscaped area at least 20 feet wide adjacent to all street right-of-way lines.

3. The interior of all areas used for parking lots must be landscaped as set forth below
 - a. Landscaped areas shall contain a minimum of twenty-five square feet and shall have a minimum average width of at least five feet.
 - b. For every ten required parking spaces, or portion thereof, a minimum of two shrubs, not exceeding three feet in height, shall be provided within the interior of the parking area.
 - c. The balance of the landscaped areas shall be occupied by any of the landscape materials as defined and permitted by this chapter.
4. All areas under development which are not occupied by the primary and accessory uses or structures, or parking areas must also be landscaped.

Maintenance

1. Landscaped areas must be maintained by the owner of the property. If the property is leased to another party, then both the owner and the lessee of the property are responsible for maintaining such landscaped areas under this chapter. Landscaped areas must be kept free of trash, debris, weeds, and/or dead plants through pruning, trimming, watering or other means to ensure an attractive appearance.
2. Maintenance of the area lying between the owner's property lines and the existing curb and/or pavement improvements, is the responsibility of the property owner. The area lying between the owner's property lines and the existing curb and/or pavement improvements must be maintained free from all litter, trash, and weeds.
3. All dead or removed plant materials must be

replaced with plants selected from the approved plant list.

4. All landscaped areas must have a watering system where necessary to maintain the life of the landscape materials.
5. Any shrubs located in a parking area or within the 25 foot sight triangle of a driveway or street intersection must be kept trimmed to a maximum height of 3 feet from the grade of the pavement.

Exemptions

An exemption to these regulations may be granted under certain circumstances. Contact a Planner to discuss this provision.

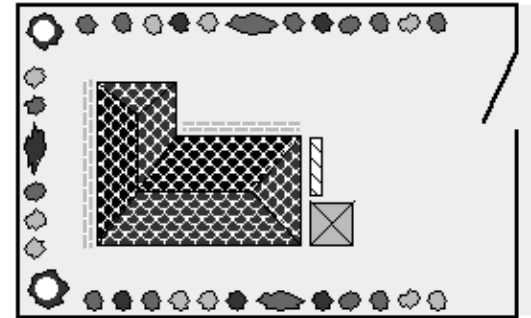
INFORMATION PAMPHLETS AVAILABLE

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7. Parking Regulations
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City of Bullhead City
Development Services
Department

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Landscaping *Regulations*



Zoning Ordinance Information Series

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Landscaping Regulations

Purpose

The purpose of the landscaping regulations is to provide the means for the promotion of the beautification of the City of Bullhead City, the general welfare of its residents, and the conservation of its water resources.

Applicable Definitions

Change of Use: means any use which differs from the previous use of a building, lot or structure.

Landscape Material: means materials used for the purpose of landscape improvements including: living plant materials, trees, shrubs, ground cover, decorative rock, walkways, berms, fences, walls and other materials approved by the Planning and Zoning Department.

Landscape Plan: means a graphic representation of the landscape improvements including a list of all plants and ground cover with quantities and sizes of each, irrigation plan and locations of all proposed and existing landscape materials.

Landscaping: means improvements to the existing landscape by installation of landscape materials and an irrigation system according to an approved landscape plan.

Nonconforming Landscaping: means any landscaping which was lawfully in existence prior to such time as it came within the purview of this ordinance, as amended, and which fails to conform to all applicable regulations and restrictions of this chapter.

Scope

Compliance with the regulations for landscaping is required when one or more of the conditions described in this section are applicable.

1. As a condition of rezoning or conditional use permit issuance.
2. As a condition of building or installation permit issuance for construction of a main building or for work that results in an increase in the number of structures on the site and/or an increase in the square footage of the structure(s) by more than ten percent.
3. When a building, lot or structure has a change of use and the landscaping and screening improvements existing on the subject lot do not meet the regulations established herein.

General Regulations

1. Permits cannot be issued, nor a use operated, until the applicant has presented satisfactory evidence to the City that he can comply with these regulations.
2. Certificates of compliance or occupancy will not be issued nor a use operated, until the applicant has complied with these regulations.
3. All plant materials must be selected from the list in Section 17.48.080 of the city code, (See pamphlet 15). Other materials may be used upon approval of the Planning and Zoning Department.
4. Use of outdoor bodies of water, including but not limited to fountains, streams, lakes, and displays using water, are discouraged.
5. Irrigation systems must be spray, fluid, soaker, or drip type systems and have a pressure type vacuum breaker on all systems.
6. The landscaped areas and irrigation systems must be designed, constructed, and maintained to promote water conservation and to prevent the loss of water through overflow or seepage into other areas.

7. All landscaped areas must be protected from vehicular traffic by the use of concrete curbs or bumper guards securely installed in all parking areas and along driveways.

Landscape Plans

1. Two copies of the landscape plan must be submitted with the application for a building permit. Such plan may be included on the site plan required for the building permit or on a separate plan sheet.
2. The landscaping and all other elements of the landscape plan including screening devices, walls, etc. must be installed prior to the issuance of a certificate of occupancy.

Minimum Locations and Standards

All multiple-family, commercial, and industrial developments on lots must be landscaped with trees and shrubs or waterless decorative rock and cactus or a combination as set forth below.

1. At the time of planting, all required trees must be a minimum of 15 gallons in size and all required shrubs, succulents, or vines must be a minimum of 5 gallons in size. For calculation purposes, the living plant materials will consist of:
 - a. One tree for each 50 lineal feet of street frontage rounded to the nearest whole number divisible by fifty. Trees can be selected from Section 17.48.080 of the city code.
 - b. Two shrubs, succulents, or vines for each 25 ft. of street frontage rounded to the nearest whole number divisible by fifty. Shrubs, succulents, or vines can be selected from Section 17.48.080 of the city code
 - c. Annuals, perennials, grass, or ground cover selected from Section 17.48.080 of the city code that total two percent of the total lot area.
2. A landscaped area at least 5 feet wide adjacent