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SECTION 2

Existing Ordinances with Sections Pertaining to Landscape Architecture

There are several Riverside County ordinances that have sections pertaining to landscape architecture. A comprehensive list of ordinances can be viewed at <http://www.boardofsupervisors.co.riverside.ca.us/ords.htm> In addition to summarizing landscape architecture issues within existing ordinances, this section also provides alternative direction on certain items, due primarily to conflicts between Transportation Department *Improvement Plan Check Policies and Guidelines* and existing ordinances.

2.1 Ordinance 348 – Land Use Ordinance – Planning

2.1.1 Ordinance 348 describes Land Use Zoning and required landscape requirements for each zone.

2.1.2 Ord. 348, Section 18.12 – Describes off-street parking requirements for each land use.

2.1.3 Ord. 348, Section 18.12.b.(1) – Describes Landscape Plan requirements.

2.1.4 Ord. 348, Section 18.12.b.(2) – References “Riverside County Guide to Trees, Shrubs and Groundcovers.”

- *Clarification: The referenced guide is now linked to the more recent ‘County of Riverside California Friendly Plant List’, which is updated periodically and can be found on the County Planning website at <http://www.tlma.co.riverside.ca.us/planning/content/devproc/landscape/landscape.html>.*

2.1.5 ARTICLE XIXf. –WATER EFFICIENT LANDSCAPE REQUIREMENTS.

- *Clarification: refer to the more recent Ordinance 859- Water Efficient Landscape Requirements, and these guidelines and standards.*

2.1.6 Ord. 348, Section 19.302.a.(1) - References “Riverside County Guide to Trees, Shrubs and Groundcovers.”

- *Clarification: The referenced guide is now linked to the more recent ‘County of Riverside California Friendly Plant List’, which is updated periodically and can be found on the County Planning website at <http://www.tlma.co.riverside.ca.us/planning/content/devproc/landscape/landscape.html>.*

2.2 Ordinance 457 – Building Codes and Fees

2.2.1 Ord. 457, Page 21 – Defines Landscape Architect and Slope Control Specialist

2.2.2 Ord. 457, Pages 25-27 – Defines requirements for permanent erosion control landscaping. (Required for all slopes over 3’ vertical height.)



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- The current Ordinance requires trees on slopes over 15' in height. This guideline requires trees on slopes over 15' in depth, regardless of height.*
- Due to lack of reliability and accuracy, moisture sensor requirement shall be omitted.*

2.3 Ordinance 460 – Subdivision Regulations

2.3.1 Ord. 460, Section 5.3, 5.4 - Irrigation and Planting plans, as defined in Ordinance 348, shall be submitted with tentative tract map.

- Clarification: Planting and Irrigation plans designed per the level of detail described in Ordinance 348 (or the subsequent Ordinance 859), are usually prepared in conjunction with the Conditions of Approval of a tentative map as “PRIOR TO RECORDATION OR BUILDING PERMIT” minor plot plan applications, versus at time of tentative map submittal.*

2.3.2 Ord. 460, Section 5.3 – A landscape maintenance responsibility master plan shall be submitted with tentative tract map

2.3.3 Ord. 460, Section 10.2.J.1 – A buffer of fire retardant landscaping shall be provided in High Fire Areas as shown on the General Plan Hazardous Fire Area Map.

2.3.4 Ord. 460, ARTICLE XIV - STREET TREES

2.3.5 Ord. 460, Section 14.1 GENERAL PROVISIONS

- A. The planting of street trees in connection with the development of new land divisions is desirable and shall be required as a condition of approval.
- B. All land divisions governed by this section shall be required to have planted a minimum of one street tree per parcel frontage prior to final building inspection based on the following standards:
 1. Street Trees shall be chosen from Land Use Ordinance No. 348, article XIXj, Water Efficient Landscape Requirements, the accompanying tree list and the Riverside County guide to Trees, Shrubs and Ground Covers. Each choice should reflect consideration of the geographic zone involved.
 - Clarification: The referenced guide is now linked to the more recent ‘County of Riverside California Friendly Plant List’, which is updated periodically and can be found on the County Planning website.*
 2. Trees shall be located such that at 15 years of age that the crown will not encroach across property lines or into street rights-of-way.
 - Clarification: Trees that are considered messy should not be located where limbs will overhang property lines.*
 3. Trees shall be located a minimum of ten feet from driveways.



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- Clarification: Trees shall be located a minimum of ten feet from residential driveways and fifteen feet from commercial driveways per ordinance 461, standard 1101.*
- 4. Trees shall be spaced at approximately 60 foot intervals or a minimum of one tree per lot frontage.
 - Clarification: A minimum of one tree per residential front yard is required along streets with residential front yards facing the street. For all other frontages, trees shall be spaced between 15 feet to 60 feet on center, and may be clustered depending on species and project theme, with the overall minimum quantity of trees based on the total lineal feet of frontage with an average of one tree per 60 linear feet of frontage for each side of the street.*
- 5. For corner lots, street trees shall be required on both street frontages, provided such planting does not interfere with sight distances and setbacks.
 - Clarification: Correct spelling above to "sight" distance, which refers to visual line of sight zones that are restricted for tree planting per Ordinance 461, Standard 821. Ordinance 461, Standard 1101-Tree Exclusion Zone also applies to tree placement at intersections.*
 - Clarification: Trees in medians that fall within line of sight zones that are restricted for tree planting per Ordinance 461, Standard 821 will be reviewed on a 'per case' basis for the provision of high quality streetscape character. Exceptions will be made only if it is determined by the Transportation Department that public safety is not compromised regarding sight distances considerations.*
- 6. Street trees shall not be required along street frontages where noise attenuation walls exist or will be required.
 - Clarification: This does not apply to tract walls or tract perimeter walls. Sufficient space shall be provided for tree planting.*
- 7. All street trees shall be staked. Tree stakes shall be 1-1/2 to 2 inches in diameter, 8 feet in length, and driven into the hole before tree is planted on the side from which the prevailing winds come. The tree shall be secured to the stake in two or three places with plastic, cloth or rubber ties.
 - Clarification: Per these guidelines, trees shall be staked with a minimum of two 2" diameter stakes placed perpendicular to the direction of prevailing winds. Trees shall be secured to stakes by six tree ties at three locations. In high wind exposure areas, a minimum of two to three 3" diameter stakes shall be used. Designers should consider multi-trunk form trees in high wind exposure areas due to this form of tree being less susceptible to breaking or snapping in high winds. Refer to planting details within these guidelines and standards.*
- 8. Exceptions to street tree planting may be permitted in cul-de-sacs and on those lots where proper spacing is not possible. Requests for exception shall be made to the Planning Director.



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2.3.6 Ord. 460, Section 14.2 SECURITY AND AGREEMENTS

Defines street tree security and agreements. The land divider shall enter into an agreement with the Transportation Department for the planting of trees and one year warranty. The security is \$100.00 for each tree required.

2.3.7 Section 14.3 EXEMPTIONS

Defines street tree exemptions.

2.3.8 Section 14.4 ENFORCEMENT

Defines that the Transportation Department is responsible for street tree enforcement.

2.3.9 Ord. 460, ARTICLE XV - SOIL EROSION CONTROL DUE TO WIND

Defines landscape requirements for soil erosion control.

2.4 Ordinance 461 – Road Improvement Standards and Specifications

2.4.1 Ord. 461, Standards 81-112 defines sidewalk and landscape configurations for County Roads

2.4.2 Ord. 461, Standard 113 defines landscaped median requirements for concrete maintenance walk, drainage patterns, and makes reference to some landscape and irrigation issues.

Clarification: Refer to additional Median Criteria below as developed with key staff within the Transportation Department

- a) *Median hardscape shall be cobblestone river rock, 4"-12" dia. and grouted with a min. thickness 4"; or 4" min. thickness colored concrete stamped pattern. Color shall be red, brown, sand, or tan. A gray or slate color is not permitted, since this color will not differentiate the median from the roadway.*
- b) *Fixed objects such as boulders should not be located in medians.*
- c) *Monument signs are allowed on a 'per case basis' with Transportation Department approval.*
- d) *Planting and Irrigation is required for medians 5' wide or greater unless sight distance restricts planting. Median noses and transitions from turn lanes may be hardscape material.*
- e) *Trees shall be offset 6' min. from curb face (modified local streets shall be offset 3.5' min. from curb face)*
- f) *Trees shall be approved for medians per the CA Friendly Plant List, available on the County Planning Department website (see median width categories and corresponding tree species). Large-scale trees with large diameter trunks at maturity are not allowed in medians.*



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- g) *Tree 'clear trunk height' shall be 5' minimum above finish grade for viewing under foliage canopy of tree. If mature spread dia. of tree extends beyond the curb faces, there shall be 17' min. clearance above road to the branching / foliage.*
- h) *Max. shrub height at maturity in sight lines shall be 24" above finish grade (or less depending on vertical curve sight visibility restrictions)*
- i) *Irrigation shall be bubblers or approved subsurface / drip technology.: Drip irrigation under ½" pipe or tube diameter is not permitted. See approved Irrigation Details in these guidelines.*

2.4.3 Ord. 461, Standard 401 defines sidewalks and parkway locations.

2.4.4 Ord. 461, Standard 404 defines meandering sidewalks and parkways.

- Clarification: Utility lines and improvements are required to be shown as part of the electronic base background on planting and irrigation plans to ensure the avoidance of conflicts with meandering sidewalks, tree locations, irrigation lines, etc.*

2.4.5 Ord. 461, Standard 405 defines multipurpose trails.

- Clarification: Refer to the Details section of these guidelines for revised multi-purpose trail construction details that include concrete header edging and PVC rail fencing.*

2.4.6 Ord. 461, Standard 817 defines dry utility locations.

- Clarification: sidewalk and tree plans shall be coordinated with the dry utility plans to avoid conflicts during construction.*

2.4.7 Ord. 461, Standard 821 defines intersection sight distance lines and determines limited use areas where shrubs over 30" mature height and trees are prohibited.

- Clarification: The sight distance lines and restricted use zones shall be drafted on the Street Landscape Plans.*

2.4.8 Ord. 461, Standard 1101, defines tree setbacks at intersections and driveways.

2.4.9 Ord. 461, Specifications – Includes general specifications for roadway landscaping.

2.5 Ordinance 499 – Encroachments in County Highways

2.5.1 Ord. 499 - An encroachment permit is required for any improvements, including landscaping, within the public right of way.

2.5.2 Ord. 499 - The ordinance also regulates the removal or severe trimming of trees within the public right of way without obtaining a permit.



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2.6 Ordinance 559 – Removal of Trees

2.6.1 Ord. 599 - Requires a permit for native tree removal in areas above 5,000 feet in elevation and on parcels greater than one-half acre in size.

2.7 Ordinance 787 – Uniform Fire Code

2.7.1 Ord. 787 - Pages 26-29 - Article 86 – Defines Fire Protection Plan for the Hazardous Fire Area. Includes descriptions for fuel management distances.

2.7.2 Ord. 787 - Page 30 – Appendix II-A-Section 1.1 - Defines Hazardous fire areas.

- Projects proposed to be developed on land adjacent to open space require Fuel Modification Plans that identify how the plans will comply with the “100’ of defensible space” criteria from the Riverside County Fire Department. More information is needed for coordinating project reviews by the Fire Department with published landscape guidelines.*

2.8 Ordinance 859 – Water Efficient Landscape Requirements

A summary of the intent of this ordinance is as follows:

- 2.8.1 To promote water-efficient landscaping, water use management and water conservation through the use of water-efficient landscaping, wise use of turf areas and appropriate use of irrigation technology and management;
- 2.8.2 To reduce the water demands from landscapes without a decline in landscape quality or quantity;
- 2.8.3 To retain flexibility and encourage creativity through appropriate design;
- 2.8.4 To assure the attainment of water-efficient landscape goals by requiring that landscapes not exceed a maximum water demand of eighty percent (80%) of its reference evapotranspiration (ET_o) or any lower percentage as may be required by state legislation;
- 2.8.5 To eliminate water waste from overspray and/or runoff; and
- 2.8.6 To achieve water conservation by raising the public awareness of the need to conserve water through education and motivation and to embrace an effective water demand management system.
 - See the following section, “Riverside County Guide to Water Efficient Landscape Requirements”.*