

Sacramento Municipal Code - Chapter 17.68 LANDSCAPING AND PAVING REGULATIONS
17.68.010 Landscaping requirements.

A. Landscaping Requirements in Setback Areas.

1. Single-Family and Two-Family Residential—Front and Street Side. A maximum of forty (40) percent of the front setback area may be paved for off-street parking and driveways. An additional maximum of ten (10) percent of the front setback area may be paved for walkways or uncovered patio use. A maximum of forty (40) percent of the street side setback area may be paved for off-street parking, driveways, walkways or uncovered patio use; however, this requirement 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 17.76 of this title. The remaining portion of the setback areas shall be landscaped, irrigated and maintained with primarily low ground cover or turf. Only living vegetation may be used as ground cover. Vehicles, including but not limited to autos, boats, campers, trailers, and other recreational vehicles, are not permitted to be parked within the landscaped setback area; they must be parked on a paved surface.

2. Multi-Family Residential (Three or More Units)—Front and Street Side. All minimum front and street side setback areas shall be landscaped, irrigated and maintained with primarily low ground cover or turf. Only living vegetation may be used as ground cover. Driveways and uncovered walkways are permitted to cross over the required front and street side landscaped setback areas. The required front and street side setback areas are not permitted to be paved for parking or patio areas.

3. Nonresidential—Front and Street Side. Except for approved off-street parking areas, all minimum front and street side setback areas shall be landscaped, irrigated and maintained 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 shall be permitted.

4. Residential and Nonresidential—Interior Side and Rear. No minimum landscape requirement.

B. Planter. Except for single-family and two-family residential uses, a landscaped planter is required adjacent to the property line abutting a public street, for all surfaced areas. The planter shall be surrounded with six inch raised concrete curbing. The minimum width of planter, excluding curbing, shall be four feet. An irrigation system shall be installed in each separate planter area. Planter area shall not be surfaced in part or whole with concrete, asphalt or other surface material, but shall contain earth and living plants.

C. Parking Lot Tree Shading. Trees shall be planted and maintained throughout any surface parking lot to ensure that, within fifteen (15) years after establishment of the parking lot, at least fifty (50) percent of the parking area will be shaded pursuant to Section 17.64.030(H) of this title.

D. M-1S and M-2S Landscape Requirements. In the M-1S and M-2S zones, all street frontages shall have a twenty-five (25) foot landscaped setback. The landscaped area shall include a combination of trees, turf and/or live ground cover and shrubs. A fully automatic irrigation system shall be provided. The landscaped area must be twenty-five (25) feet clear, excluding curbs. When vehicles overhang and no wheel stops are provided, the landscaped area must be increased to twenty-seven (27) feet. A six inch raised concrete curb is required at the back of sidewalk; however, if turf is used and extends farther than fifteen (15) feet from the property line, this curb is not required. Driveways and sidewalks are allowed to cross the landscaped area. (Ord. 2003-027 § 2; Ord. 99-015 § 3-3-A)

