

**FULTON AVENUE
LANDSCAPING
STANDARDS AND REQUIREMENTS**

Introduction

The FULTON AVENUE IMPROVEMENT ASSOCIATION (hereinafter referred to as the “FAA”) in conjunction with surrounding residential neighbors, County of Sacramento officials, and business and property owners within the district completed a visioning exercise that created an overall architectural and landscaping theme for that portion of Fulton Avenue that lays within the FAA District’s boundaries. The purpose of this document is to promote that vision and to provide guidance to business and property owners so that they may have certainty in the design and implementation of landscaping on their properties. *All concerned recognize the need to promote a visually attractive district yet provide flexibility in placing landscaping, especially for older properties that may not meet current setback and parking requirements.*

I.

Landscaping Standards:

(a) All new construction shall conform to the following rules:

A planter or landscaped area at least twenty-five (25) feet wide in the BP zone and five (5) feet wide in all other commercial zones, measured on a horizontal plane and excluding curbing, shall be provided adjacent to all street rights-of-way, excluding approved driveway entrances. In addition, any area within the street right-of-way between the edge of the sidewalk and outer edge of the right-of-way shall be developed as a planter or landscaped area in conjunction with the required twenty-five (25) foot or five (5) foot area above, unless this requirement is waived by the Administrator of Public Works or his designee. In all commercial zones except BP, the planter width shall be increased to at least eight (8) feet measured on a horizontal plane, and excluding curbing, for at least seven (7) feet of every fifty (50) feet of frontage along street rights-of-way. Within this planter, in all commercial zones, trees shall be planted no further apart than *fifty (50)* feet on center, at least five (5) feet but no further than ten (10) feet from the back of the sidewalk. The planter shall be bounded by a curb at least six (6) inches high, and shall include shrubs, hedges, and other natural growth, or other features such as berms designed to form a partial visual screen at least three (3) feet in height. *For those properties that may lawfully display merchandise next o the street, no berms or visual screening will be required, however, all other landscaping requirements must be adhered to.* Nothing in this Section shall preclude the installation of additional landscaping and the planting of additional trees, except near street and driveway intersections where landscaping shall not exceed two and one-half (2.5) feet in height, in accordance with adopted visibility regulations of Chapter 12.12 of the Sacramento County Code.

With existing legal nonconforming properties were it is impossible or impractical to install continuous landscaping as referenced above, property owners may install five

foot by five foot (5'x 5') tree wells, irrigated pots, or other landscaping enhancing features. In those instances where the proposed landscaping will necessitate the removal of parking spaces so that the total available parking for the property is below the required minimum under the code, the property owner shall submit a landscaping plan to the Planning Department for review. Any review shall be by staff and completed within 30 days of submittal.

- (b) Within each planter or landscaped area an irrigation system and live landscaping shall be provided and maintained.
- (c) Required planter and landscaped areas shall be protected from vehicle encroachment as specified in Title III, Chapter 30, of this Code.
- (d) Required planter or landscaped areas may be combined with appropriate pedestrian walks and similar hard surface areas provided that such hard surface does not cover more than twenty-five (25) percent of any required planter or landscaped area. Ornamental or landscaping rock and gravel areas, artificial turf, or areas covered with other artificial materials shall be considered hard surface areas for the purposes of this provision. Transit passenger waiting shelters are excluded from this limitation.
- (e) Medians shall be landscaped and maintained wherever possible. Median trees shall be palm trees and oaks and shall be subject to the master plan created by the Fulton Community referenced above.
- (f) Landscaping provided shall be cared for, maintained and appropriate permits shall be acquired as specified in Title III, Chapter 1, Article 6 of this Code. (Amended 1993)

II. Recommended Planting List:

In order to provide consistency and to unify the district, street trees - those trees planted in planting areas adjacent to sidewalks - shall be prunus calleryana (Fruitless Pear) 'Bradford' or "Chanticleer". Other types of trees may be planted in other parts of the property and shall be known as "landscape trees". Ground covers, shrubs, vines and "color spots" of seasonal flowers are encouraged. The following is an illustrative list of landscaping trees, shrubs and ground covers:

- a) *Landscaping trees: crape myrtle, maple (October Glory), oak*
- b) *Shrubs: raphiolepis, fortnight lily (morarea), lily of the Nile (agapanthus africanus ("Peter Pan")), Boxwood, juniper, escallonia, nandina domestica (Heavenly Bamboo), camilla japonica, photina fraseri, pittsorum, mahonia, osmanthus, pyracantha, viburnum tinus, syringa vulgaris, lirope, agapanthus, tulbaghia violacea.*
- c) *Vines: campsis radican, common trumpet vine, clematis, ficus pumila.*
- d) *Ground covers: lawn, hypericum, dwarf rosemary, vinca minor, verbena.*

Nothing contained herein shall prohibit the planting of flowers or "seasonal color". Property owners are encouraged to use drought tolerant plants whenever practical.