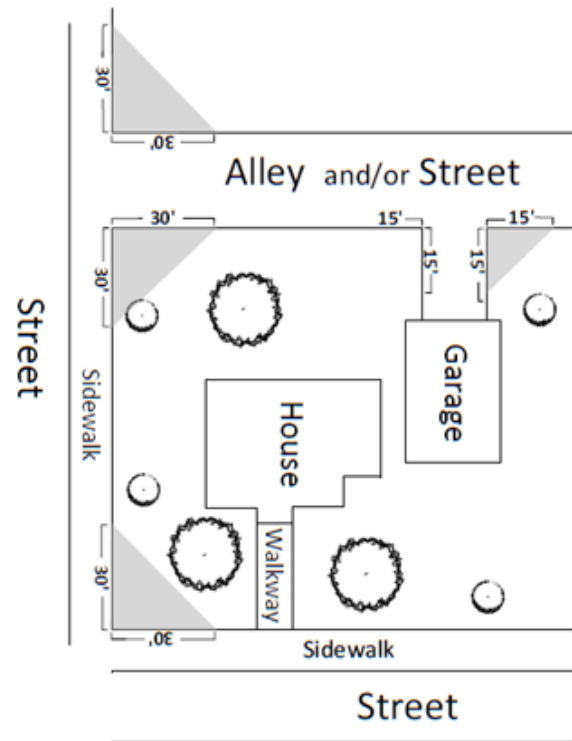


Visibility around landscaping

In order to ensure you, your neighbor and other traffic can see around your plantings, certain sight distance triangle clean zones must be observed (see below). For driveways, measure back 15 feet from the curb and 15 feet along the curb, away from the driveway, and connect the lines to make a triangle. For alleys, measure back and along the curb 30 feet (see below diagram). Adjacent to the street, do not plant any shrub that will grow taller than 3 feet (this includes plantings in the parkway).



LANDSCAPING

City of Greeley

*A City Achieving
Community Excellence*

Community Development
1100 10th Street
Greeley, CO 80631
www.greeleygov.com

Planning - Phone: 970-350-9780
Code Compliance - Phone: 970-350-9833

Why must 50% of a residential yard be covered in living plant material?

Trees and shrubs can reduce home and business heating and cooling energy use, air pollution and greenhouse gas emissions, remove air pollutants, help lower the risk of heat-related illnesses and deaths, improve storm water control and water quality, reduce noise levels, create wildlife habitats, improve aesthetic qualities, and increase property values. Shaded roofs can lower cooling energy use, peak electricity demand, air pollution and greenhouse gas emissions, heat-related incidents, and solid waste generation due to less frequent re-roofing. Shaded pavements can help reduce energy consumption, air pollution, and greenhouse gas emissions. Cool pavements can also improve storm water management and water quality, increase surface durability, enhance nighttime illumination, and reduce noise.

Why is there a requirement that street trees be planted?

The existing street trees in the City are quite old – some of them date back more than 100 years. Because the urban forest is aging, it is important to plant new street trees to ensure the tree canopy continues to shade streets, sidewalks and homes.

How can landowners be sure that their landscaping will comply with City regulations?

If you think you may be short on plantings, you will need to measure the area and add up the number of trees and shrubs, according to the instructions on the other side of this brochure.

Hint: If you don't want to use chemicals on weeds, you can hand pull or try full-strength white vinegar. Just make sure the vinegar is sprayed only on the plant you want to eliminate. You may need to repeat the process frequently.

Right-of-way and parkway

The right-of-way (ROW) adjacent to your property (sometimes called the "parkway") is your responsibility to maintain. Rock, gravel and mulch are strongly discouraged, since the material ends up on the sidewalk or street. If you do intend to use rock and/or mulch, it needs to be contained in edging or a collar. In no event is dirt or bare earth allowed. The ROW must contain 50% live plantings, so in addition to a street tree you will need to plant sod/grass ornamental grasses, perennials and/or groundcover (no woody shrubs are allowed, except spreading juniper groundcover). The Planning division can help with plant selections. Also, for any street tree, you will need a right-of-way planting permit, available on the department website.

What areas of my yard do I have to landscape?

Any area not covered by buildings or pavement. Weeds and/or bare dirt are not allowed on any portion of your property (except seasonal vegetable gardens) because they can blow and spread to other properties.

New homes without landscaping

If your home was not landscaped by the builder, you are responsible for landscaping within one year of the Certificate of Occupancy. One street tree per street frontage is required. Call the Planning office for more information.

Landscaping

It is easy to figure the amount of live landscaping you need. Use the following tables to calculate how much landscaping you need and how many plants you will need to meet the minimum 50% live landscaping coverage.

Table 18.44-1: Vegetation Credit Table

Type of Plant Material	Credit in Square Feet
Evergreen Tree (at least 25 ft. tall at maturity) ¹	100 square feet
Shade Tree	50 square feet
Ornamental Tree	25 square feet
Large Shrub (Type 3) (more than 8 ft. tall at maturity)	50 square feet
Medium Shrub (Type 2) (4-8 ft. tall at maturity)	25 square feet
Small Shrub (Type 1) (less than 4 ft. tall at maturity)	10 square feet
Columnar Deciduous or Evergreen Tree	25 square feet
Columnar Evergreen Shrub (less than 8 ft. tall at maturity)	10 square feet
Evergreen Groundcover	25 square feet
Perennial Plant and Groundcover, Bulb/Tuber, and Ornamental Grass ²	5 square feet

¹Dwarf trees or tree varieties with a mature width of less than 10 feet shall count as 25 square feet

²Large ornamental grass, over 4 feet tall at maturity, shall count as 10 square feet

To determine how much of a required yard must be landscaped with live plantings, the following steps shall be taken to determine the size of the required yard. These steps can also be found in Table 18.44-2.

- 1) Measure the required yard length and width;
- 2) Multiply the yard length times the width to find the required yard area;
- 3) Measure the driveway length and width;
- 4) Multiply the driveway length times the width to find the driveway area;
- 5) Measure and multiply the length times the width of any walkways on site, such as leading from the driveway to the front door of the house, to find the walkway area;
- 6) Subtract the driveway and walkway areas from the required yard area. The difference will be the square footage of the required yard that must contain landscape material.

Table 18.44-2: Example of how to calculate landscaped area

Area	Length	x	Width	=	Total Square Feet
Required Yard	25 feet		55 feet		1375 sf
Driveway Area	25 feet		20 feet		- 500 sf
Walkway Area	15 feet		3 feet		- 45 sf
TOTAL PLANTING AREA					830 sf

To determine how many plantings are needed to meet the 50 percent requirement:

- 1) Divide square footage of required yard that must be landscaped by two. This will give the minimum square footage of plantings that is needed to cover one-half the required yard (“minimum square feet of plantings”);
- 2) Using Table 18.44-1 above, figure the square footage of the plant material already on site. Also, include square feet of sod, if any.
- 3) If less than the minimum square feet of plantings, additional living plant material shall be added, based on the square footage credit shown in Table 18.44-1.

Plant Materials Example:

Type of plant	Square feet of plant	Quantity	Plants x Quantity
Blue Spruce (evergreen tree)	100	1	100
Spring Snow Crabapple (ornamental tree)	25	1	+ 25
Sea Green Juniper (evergreen ground cover)	25	6	+ 150
Potentilla (small shrub)	10	6	+ 60
Iris (bulb/tuber)	5	10	+ 50
Little Bluestem (ornamental grass)	5	10	+ 50
TOTAL PLANT AREA			435 square feet

Divide the total plant area by the total planting area then multiply by 100 to find the percent of live plant coverage: In this example there is 435 square feet of live plants in the 830 square feet of planting area: 435 square feet ÷ 830 square feet = 0.52 x 100 = **52%**