



# *Department of Planning & Zoning*

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## **M E M O R A N D U M**

**TO:** Zoning Policy File  
Planning and Zoning Staff

**FROM:** Anne Ducey-Ortiz, AICP, CZA, Director of Planning and Zoning

**DATE:** April 14, 2017

**SUBJECT:** Landscaping Installation for Site Development Plans

On-site landscaping is required for certain commercial developments pursuant to various sections of the Zoning Ordinance (Appendix B of the County Code), which is cross-referenced with Section 6A-7 of the Zoning Ordinance for landscaping installation and maintenance standards. This section requires landscaping to be installed, or a landscaping surety to be provided in lieu of landscaping, prior to issuance of a Final Certificate of Occupancy for the site.

Development and landscaping installation may occur at a time not in alignment with the planting season, which can result in the landscaping failing to take root during subsequent planting seasons and die. When this occurs, the site becomes noncompliant with the approved plans and applicable ordinances. Therefore, when it is unclear, based on a site visit, whether required trees are alive at the time of planting, a landscaping surety equal to the cost of the landscaping plus a 10% contingency shall be required to ensure landscaping survival and site compliance. The surety will be based on an estimate, provided by the applicant, of the cost of the landscaping and installation.

When a surety for landscaping has been required on a commercial site plan, the applicant can request a landscaping inspection during the next planting season to confirm that the landscaping has taken root and will survive beyond the planting season and a subsequent release or reduction of the surety. A surety cannot be partially or fully released until it has been confirmed that the required plantings have taken root or any dead plants have been replaced with new plantings during the growing season in a manner consistent with the approved plans.