

**C. LANDSCAPE REQUIREMENTS****Residential Landscape**

1. Minimum one tree and 40% vegetative cover in front of all single-family lots.
2. Residential landscape by individual landowners shall require approximately 30% of the lot area to be private open space.
3. Landscape plants used in private open space are to be species from **Chapter 5 General Regulation C** – Plant List A and/or Plant List B.
4. Xeriscaping must use a permeable weed barrier, not plastic, to optimize permeability.
5. The private open space may include active utility easements and side yard utility easements that contain maintenance roads.
6. See **Section II-General Standards C** for additional requirements.

**Walls and Fences**

1. Perimeter wall and fence heights shall be per City Zoning Code Section 14-16-3-19.

[Amended November 5, 2014]

2. Only split rail, rail and post, or view fencing in colors consistent with the approved colors in **Chapter 5 General Regulation B** shall be used for corrals or yards, or portions thereof, not sharing a boundary with any conservation area or Major Public Open Space boundary.

3. On the perimeter of any conservation area or Major Public Open Space boundary, only post and wire or view fencing shall be used.
4. Walls to create an enclosed area outdoors shall be permitted that meet all of the following criteria:
  - a. Walls are attached to the main dwelling.
  - b. Walls shall not infringe on any building setbacks.
  - c. Wall materials shall be the same or complement the main dwelling and shall comply with the color regulations in Chapter 5 General Regulations B.
  - d. The total area of enclosed spaces on a lot (e.g. any combination of patio, pool enclosure, or courtyard) shall be limited to 1,000 square feet or up to 50% of the main dwelling square footage, whichever is greater, up to a maximum of 2,000 square feet.
5. See **Section II-General Standards C** for additional requirements.

**Review Process**

1. No extraordinary review necessary if VCRR regulations and General Standards are met.
2. Private Commons Development requires DRB review and approval as outlined in City Zoning Code Section 14-16-3-16.
3. A landscape plan for the front yard, meeting these Landscape Requirements and the General Standards, shall be submitted with building permit application.

**D. USABLE OPEN SPACE REQUIREMENTS**

1. None required unless land is developed as Private Commons Development, in which case development must follow City Zoning Code Section 14-16-3-16.

**E. PARKING**

1. Parking Calculations:  
Residential: 1/dwelling unit minimum.
2. See **Section II-General Standards E** for additional requirements.