

180-6.14. LANDSCAPING AND REVEGETATION

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180-6.14. Landscaping and Revegetation Requirements.

180-6.14.1. *Purpose.* The purpose of this section is to provide landscaping standards for sites undergoing development or redevelopment in the Town of Frisco. It is the Town's goal that landscape design protects the area's unique natural beauty and environment, enhances its aesthetic appeal, and reduces wildfire ignition risk while promoting water conservation principles.

When reviewing and answering questions, keep purpose in mind. Purpose can be edited

180-6.14.2. *Applicability.*

- A. The requirements of this Section shall apply to all landscaping planted, installed, or removed, within the Town with the exception of:
 - 1. Turf conversion. Conversion or replacement of turf on a site with a prior approval shall not require a site plan provided that:
 - a. Overall landscaped area and quantities are maintained; and
 - b. Existing trees are preserved unless within five feet from the structure; and
 - c. The turf conversion or replacement is consistent with applicable standards in the Tree and Plant list.
 - 2. Dead Trees. Removal of dead trees on private property shall not require a permit from the Town of Frisco, and do not require replacement.

Having this be exempt encourages people to do it but is it supported by Town?

Clarify from PC if want permits submitted and if want tree replacement

A letter from landscaper is currently required and people tend to skip it and just cut them down without getting permit

180-6.14.3. *Modifications to the Landscape Standards.* The Community Development Director is authorized to modify the standards set forth in this Section upon finding that:

- A. The strict application of these standards is not possible due to wildfire urban interface requirements for defensible space; and
- B. The modification is consistent with the purpose of this section; and
- C. The modification is the minimum modification that would afford relief and would be the least modification of the applicable provisions of this chapter.

Suggested language to have solution if small lot cannot meet landscaping requirements due to defensible space requirements (similar to Stthorne code language)

The Community Development Director shall require that an applicant requesting a modification supply the information necessary to substantiate the reasons for the requested modification. The details of any action granting modifications will be recorded and entered in the files of the planning division.

180-6.14.4. *Landscaping Requirements By Project Type*. Required trees should be planted predominantly in the front setback and the side yards to increase the visual buffer of the building and paving from the street, enhance the site, and provide a landscape buffer to adjacent properties. Spacing of plant material shall be appropriate for each species planted. In proposing landscaping to meet the requirements of this Article applicants shall use materials from the Plant Materials List in Section 180-CITE SECTION. Alternative plant materials may be considered if it is determined by the Community Development Department or Planning Commission on competent evidence that the proposed plant material is suitable to the climate and placement on the site.

Existing Code has: “Residential”, “Mixed Use”, “Commercial”, “Commercial and Mixed-Use Large”, and “Public” .

Proposing to now just have “Residential”, “Nonresidential” . and “Public”

A. Residential Development

1. Existing on-site trees and shrubs that remain healthy and undisturbed during the site's development may be credited for required landscaping provided they meet the minimum size, species, and location requirements.
2. The following are per-dwelling-unit minimum requirements:
 - a. Three (3) trees and six (6) shrubs; or
 - b. Four (4) trees and three (3) shrubs; or
 - c. Five (5) trees and no shrubs.
3. All deciduous trees used to meet the landscaping requirements shall be a minimum of one-and-one-half-inch-caliper and a minimum of eight (8) feet in height, measured as shown in Figure 6.14.CITE FINAL #. All trees (existing and proposed) not meeting the one-and- one-half-inch caliper or eight foot-high standard will not count toward the landscaping requirements.

What does PC think about options of tree/shrubs mix? Draft copies Silverthorne language for residential

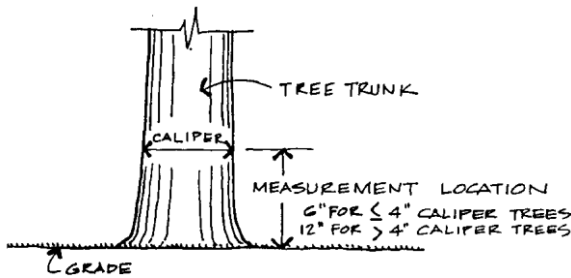


Figure 6.14.CITE FINAL # Tree Caliper Measurement

4. All evergreen trees used to meet the landscaping requirements shall be six (6) feet or greater. All trees (existing and proposed) not meeting the six-foot-high standard will not count toward the landscaping requirements.
5. All shrubs used to meet the landscaping requirements shall be at least one and one-half (1.5) feet tall and a minimum five-gallon container when planted.

6. A minimum of one tree shall be planted within the yard setback adjacent to any public street for every 30 feet of total street frontage or fraction thereof. Street trees shall be placed at least eight feet away from the edges of driveways and alleys and to the extent reasonably feasible, be positioned at evenly spaced intervals.

B. *Non-Residential and Mixed-Use Development.* To the greatest extent possible, existing healthy trees shall be saved upon development of a property unless it can be demonstrated that site restrictions necessitate their removal. Existing on-site trees and shrubs that remain healthy and undisturbed during the site's development may be credited for required landscaping provided they meet the minimum size, species, and location requirements.

1. A minimum of three (3) trees and two (2) shrubs shall be provided for every 1,500 square feet of floor area.
2. All deciduous trees used to meet the landscaping requirements shall have a minimum two-inch caliper.
3. All evergreen trees used to meet the landscaping requirements shall have a minimum height of eight (8) feet.
4. All shrubs used to meet the landscaping requirement shall be at least one and one-half (1.5) feet tall and a minimum five-gallon container when planted.
5. The following alternative forms of landscaping may be used to meet the vegetation requirements:
 - a. For properties fronting Main Street or Summit Boulevard: Up to 50 percent of the landscaping required by Sections 180-6.14.CITE FINAL SECTION may be provided in the form of street furniture, planter boxes, or other forms of landscaping. To be substituted for landscaping that is otherwise required; planter boxes shall have a minimum plantable area of 16 square feet. Each bench or each 16 square feet of plantable planter box area or other non-vegetative landscaping may be substituted for one required tree.
 - b. For properties fronting Main Street, East and West Main Street or Summit Boulevard: Up to 25 percent of the landscaping required by Sections 180-6.14.CITE FINAL SECTION may be provided in the form of public art or public space such as a patio, plaza, or outdoor seating area. To be substituted for landscaping required by Sections 180-6.14.CITE FINAL SECTION public spaces shall have a minimum area of 100 square feet. Each 100 square feet of public space may be substituted for one required tree.

What does PC think about tree/shrubs mix? Note that below is an option to require more landscaping for screening

Alternatives exist in code now. Does PC want to expand to properties off Main Street and Summit Blvd? (Dillon Dam Road? Lusher Court? Ten Mile Drive?)

C. *Public Projects.* For projects undertaken by the Town or projects which will serve a public purpose and benefit such as, but not limited to: public parks, recreation areas and rights-of-way, the amount of trees and shrubs required shall be determined by the Town. The Town shall be guided by the comparison with similar uses within Town or within the region to determine appropriate landscaping requirements.

Existing language in Code which has been useful for development projects at PRA and transit center

D. *Additions to Existing Developments.* In determining landscape requirements for additions to existing structures, the required amount of landscaping in this Article shall be in accordance with this section. A nonconforming use or structure that is nonconforming due to inadequacies in its provision of landscaping may be expanded, changed, or altered provided that landscaping is provided for the expansion in accordance with this section.

180-6.14.5. *Required Wildfire Mitigation.*

F. The creation of defensible space around structures is required for all new construction that affects the exterior of a structure and/or a structure's footprint.

G. The following standards apply to the creation of defensible space around a structure:

1. The property shall be divided into three (3) zones shown in the table below. The zones shall measure from the eaves of the building or structure including attached structures or protrusions, such as a deck on the property.

Zone	Distance
Immediate Zone	0' to 5'
Intermediate Zone	5' to 30'
Extended Zone	30' and greater

0 to 5' from structure essentially only allows noncombustible hardscaping. Due to this being required, does PC want to exempt this area from lot coverage calculations? Staff does not support this suggestion but wants verification from the Commission.

2. Except as may be required to remove dead or diseased trees, no portion of any property may be "clear cut" in order to achieve defensible space.
3. Except as may be required to remove dead or diseased trees, no more trees shall be allowed to be removed than are necessary in order for the landowner to create defensible space around a property.

Not sure how to verify dead/diseased trees; a letter from landscaper is currently required and people tend to skip it and just cut them down without getting permit

H. *The Immediate Zone.* The following specific standards apply to the creation of defensible space within the immediate zone (0 to 5 feet).

1. All trees including limbs along with shrubs, conifers and other landscaping materials shall be removed.

2. All vegetation and combustible and flammable materials shall be moved away from exterior walls, under the eaves, and/or decks. This includes: mulch, shredded rubber, ground fuels, flammable plants, leaves, needles, and firewood piles.
 3. Surface materials shall be noncombustible hardscaping such as rock, gravel, concrete, sand or stone/concrete pavers.
- I. *The Intermediate Zone.* The following specific standards apply to the creation of defensible space within the intermediate zone (5 to 30 feet):
1. All dead and diseased trees, shrubs, and other landscaping materials shall be removed.
 2. Healthy deciduous trees may be added if they are planted in small irregular islands or clusters.
 3. Other healthy, firewise trees, shrubs, and other landscaping material shall be preserved if they are well spaced so as to reduce the risk of a fire spreading to other vegetation or structures, but shall be pruned to remove dead branches.
 4. Shrubs shall be spaced at least 10 feet away from the edge of tree branches.
- J. *Extended Zone:* The following specific standards apply to the creation of defensible space within the extended zone (30 feet and greater):
1. All dead and diseased trees, shrubs, and other landscaping materials shall be removed.
 2. Healthy trees, shrubs, and other landscaping materials required by an existing approved landscape plan shall be preserved.
 3. Other healthy, firewise trees, shrubs, and other landscaping material shall be preserved if they are well spaced so as to reduce the risk of a fire spreading to other vegetation or structures, but shall be pruned to remove dead branches.
 4. Healthy deciduous trees may be added if they are planted in small irregular islands or clusters.
 5. Groups of trees with a minimum of 12 feet between the widest portion of individual crowns of each grouping shall be preserved to allow buffers to remain and to prevent wind throw.

180-6.14.6. *General Landscape Requirements.*

- I. *Species Diversity.* To prevent uniformity and insect or disease susceptibility, species diversity is required and extensive monocultures of trees are prohibited. Species diversity does not apply to existing trees or trees planted in excess of the minimum number required by this article. The following minimum requirements shall apply to any development plan:

Number of required trees on site	Maximum percentage of any one species
1—9	No diversity required
10—19	45 percent
20—39	33 percent
40 or more	25 percent

J. *Parking Area Landscaping*. In addition to the landscaping required in 180-6.14.CITE FINAL SECTION landscaping is required under this section to reduce the visual impacts created by parking areas.

1. Any parking lot providing 20 or more parking spaces shall have an area equal to at least six percent of the total paved area landscaped. In parking areas providing 20 or more parking spaces, at least 50 percent of the landscaping required by this section must be internal to the parking area. The remainder of the landscaped area may be external to the parking area so long as it is within ten feet of the perimeter of the paved area.
2. All landscaping required by this section shall include at a minimum, one tree and two shrubs for every 150 square feet of landscape area required, or fraction thereof. All required trees and shrubs must meet the minimum plant size requirements set forth in Section 180-6.14.CITE FINAL SECTION
3. Internal parking lot landscaping provided shall be proportionately dispersed so as to define aisles and limit unbroken rows of parking.
4. Parking lot islands shall be a minimum of eight (8) feet in width and eight (8) feet in length and contain at least one tree.
5. Parking lot islands may not be used in the calculation of required snow storage.
6. Except in the Central Core District, parking lots abutting a property line shall incorporate a landscaped buffer between the property line and the paved surface of the parking lot. Required landscaped buffers shall meet the following standards:
 - a. Buffers shall be a minimum of ten feet wide
 - b. The location and type of all plantings shall meet sight distance requirements.
 - c. The following incentive is available:
 - i. If a landscaped buffer incorporates double the plant quantities and area required above, or double the requirement in Section 180-6.14.3.F, Parking Area Landscaping, whichever is greater, then the applicant may locate up to 75 percent of the required parking in

6. pasted from non-residential dev't standards and will be deleted from that

the front of the building along the principal street façade, with approval by the Planning Commission.

7. Except in the Central Core District, where a building abuts parking or paved areas, a landscaped area shall be provided that varies from five to ten feet in width.
 - a. Required landscaped areas shall meet the following standards:
 - i. At least half of the landscaped areas shall be ten feet in width.
 - ii. This landscaped area shall be at least 50 percent of the length of the building.
 - iii. Landscaping shall also comply with Section 180-6.14.ii.
 - b. The following incentive is available:
 - c. If less than 50 percent of the required parking spaces are located in front of the building along the principal street façade, the landscaped buffer may be reduced to a minimum of 35 percent of the length of the building, with approval by the Planning Commission.

Figure 6-CITE FIGURE NUMBER AND TITLE

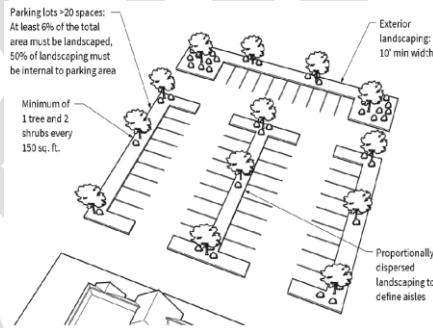
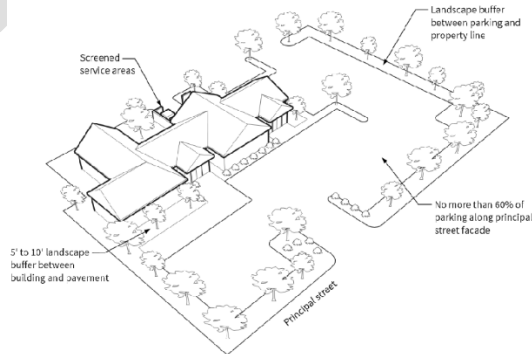


Figure 6-CITE FIGURE NUMBER AND TITLE



C. *Additional Screening.*

1. Additional landscape screening may be required when it is determined by Community Development Department staff or Planning Commission to be in the best interest of the affected properties only if it is determined that:
 - a. The proposed development will have a substantial adverse impact on an adjacent property; and
 - b. The substantial adverse impact is due to an impact of the proposed development that is unique and peculiar to the proposed development and not of the type normally associated with the type of development proposed.
2. Additional landscaping, not to exceed 20 percent of the landscaping otherwise required may be required in areas including, but not limited to:
 - a. At the edges (perimeter) of a parking lot and between parking lots.
 - b. Between building development and recreational trails or open space.
 - c. Between multifamily or commercial development and a road or other public spaces.
 - d. Between commercial and residential areas.
 - e. On slopes of over 15 percent. Developers shall be required to place additional trees in sufficient numbers to screen such properties from major thoroughfares, such as Highway 9 and Main Street.

D. *Protection of Existing Vegetation*

1. Prior to the issuance of any grading or building permit, existing trees, shrubs, and/or sensitive native landscape areas that are to be preserved shall be defined in the field. These plants and areas shall be defined by a minimum of a four-foot-high visibility fence (polyethylene, painted, wooden slat, snow fence, etc.) which is to be located no closer than the drip line of the vegetation to be preserved and which is to remain and be maintained throughout the construction period.
2. Construction debris storage/staging areas shall be located away from vegetation, at least one (1) foot outside the drip line of tree, to be preserved.
3. Any removed qualifying trees that are not subject to the exceptions set forth in Section 180-6.14.CITE FINAL SECTION shall be replaced unless replacement would conflict with required defensible space or fuel-reduction standards with a one for one and a half

(1:1.5) replacement ratio.¹ All replacement plant material shall conform to the requirements by plant type set forth in 180-6.14.CITE FINAL SECTION, Plant Sizes.

4. All coniferous trees with a diameter of six inches or more and all deciduous trees with a diameter of three inches or more, measured one foot above the ground shall be defined as a qualifying tree and may be removed without replacement, only as follows:
 - a. Trees on land to be occupied by buildings, parking, and paving plus a maximum eight-foot clearance strip adjacent to the perimeter thereof.
 - b. Diseased trees, trees damaged by natural causes, and other trees that interfere with utility lines may be removed only upon authorization of the State Forester or other qualified person and authorization of the Town.
 - c. Trees whose removal is necessary for fire safety or wildland fire defense may be removed upon authorization of a qualified specialist and authorization of the Town.
- E. *Revegetation of Disturbed Land.* Development activities should only disturb, clear, or grade the area necessary for construction.
 1. All areas disturbed by grading or construction, not being formally landscaped, shall be mulched and revegetated with seeding and/or other plant materials. All seeded areas shall receive seeding mulch (e.g., straw-crimped in place or hydromulch, etc.). In order to promote growth and increase soil contact all rocks larger than three inches in diameter shall be removed, and a minimum of three inches of topsoil shall be installed utilizing existing stockpiled topsoil from the site, when possible. Seeded areas in excess of 3:1 (horizontal:vertical) slope (33 percent) shall receive biodegradable erosion control blankets, to reduce potential for damage from heavy, concentrated storm-water runoff. Seed mixes and other plant material shall be selected from the "Plant Materials List - Frisco

Staff to research if this is still best requirement for seeding/revegetation

¹The total diameter (in inches) of the replacement trees, must be one and a half times greater than the total diameter (in inches) of those trees removed, (e.g. -one removed 12-inch diameter coniferous tree may be replaced with two nine-inch-diameter coniferous trees, or three six-inch diameter coniferous trees, etc.) with a minimum diameter replacement for coniferous trees of four inches and for deciduous trees of two inches. The tree replacement requirements of this paragraph may be partially waived on a case-by-case basis as determined by Planning Commission for project sites that have at least 50 percent more again, the number of trees that would be required. In the case of these significantly forested sites, whenever possible, building and paving placement should occur in the least densely forested area of the lot to take advantage of any naturally occurring openings that would result in the removal of fewer trees.

Colorado". Alternative plant materials may be considered if it is determined by the Community Development Department or Planning Commission based on competent evidence that the proposed plant material is suitable to the climate and placement on the site.

2. Keep vehicles and construction equipment out of undisturbed areas to preserve the natural ground cover and vegetation.
3. Following construction, stockpiled topsoil should be uniformly redistributed to a depth of three inches.
4. Topsoil shall consist of adequate and fully composted organic material.

F. *Completion.*

1. All approved landscaping must be completed prior to the issuance of certificates of occupancy generally in the months of May through October. Certificates of Occupancy will be issued during the remainder of the year prior to completion of approved landscaping only if the applicant provides a guarantee of improvements which is acceptable to the Town.
2. In the case of a drought, as determined by the Town, the property, the property owner may request from the Community Development Department an extension on the landscape installation time frame. If approved, the owner will be required to submit a bid from a local landscape contractor, along with one hundred fifty percent (150%) of the estimated cost of materials and labor, to be completed by the date given by the Community Development Department.

Completion section is new and copied from Silverthorne. 1. Already followed by Town but not clear in Code. Staff unsure of using 2. Since not sure who/how drought declared

G. *Landscape Maintenance.*

1. Landscaping shall be maintained in good health and condition for perpetuity. If any vegetative landscaping required by this Article shall die the owner of the property on which it is located shall replace it with the vegetation required by the approved landscape plan within one year of the death of the vegetation. Where irrigation systems have been installed, these systems shall be kept operable, including adjustments, replacements, repairs and cleaning needed as part of regular maintenance.
2. Noxious Weeds. It is the duty of any property owner or occupant to control noxious weeds which aggressively invade native plant communities or are carriers of detrimental insects, diseases, or parasites and it is unlawful to permit such noxious weeds to grow as noted in Chapter 61, Brush, Grass and Weeds.

H. *Xeriscape Requirements.* Xeriscape is a landscape concept which promotes water conservation by minimizing the amount of native vegetation removed, limiting new vegetation to native or drought tolerant vegetation, limiting the amount and type of irrigation and other related measures to conserve water and create a native

landscape. The following specific requirements shall be met for all development subject to the mandatory landscaping requirement, unless specifically exempted by another part of the Landscaping Regulations:

1. All front, side and rear yards, exclusive of permitted access drives, walkways, parking lots and accessory structures, shall be left in natural vegetation.
2. *Water Conservation.* All landscape plans should be designed to incorporate water conservation materials and techniques through application of xeriscape landscaping principles while also prioritizing low-fuel, ignition-resistant plant materials.
 - a. *Maximum Amount of Irrigated Area.* The maximum amount of irrigated area cannot exceed twenty percent (20%) of the pervious area on a site.
 - b. Permanent irrigation systems shall be limited to functional turf areas and other specific areas where irrigation is demonstrated to be necessary due to site constraints or plant establishment needs, as approved by the Town. All permanent irrigation systems shall be clearly identified and labeled on the landscape plan, including system type and areas to be irrigated, to demonstrate compliance with this section. Temporary irrigation methods used for plant establishment, including hoses or other non-permanent systems, are permitted and are not subject to these requirements.
 - c. Irrigation Systems for trees and shrubs that are X or XX as allowed by these regulations shall be designed as a drip irrigation system or other high-efficiency irrigation technology. XXX plants may only have temporary irrigation systems at the discretion of the Town to ensure successful plant establishment.
 - d. Spray or sprinkler irrigation shall only be permitted for functional turf areas or seasonal planting beds.
 - e. Permanent irrigation systems shall not be required for water-wise landscaping designs where plant species are identified as drought tolerant or suitable for non-irrigated establishment.
 - f. Where irrigation systems are not being installed, the Town encourages an applicant to provide temporary, supplemental watering beyond natural precipitation for new plants and revegetation for no more than two (2) years to ensure successful plant establishment as required by these regulations. Revegetation can be established without supplementing natural precipitation if the revegetation procedures outlined above are followed.

Staff notes clean-up is needed here to clarify if they are supposed to show on the CMP that they are maintaining as much natural vegetation as possible during construction.

H.1. to restrict adding new turf/landscaping. However, does this language makes sound like no new trees allowed?

Maximum amount of irrigated area requested by Staff and copied from Summit County

- g. Outside irrigation shall follow day and time watering schedules as outlined in Frisco Town Code, Chapter 171.
- h. All irrigation systems shall be designed with at least two (2) zones to control the amount of water to planting areas and the lawn area so that water can be applied at differing rates based on species need.
- i. All irrigation systems shall be designed with a rain sensor that prevents irrigation if it is raining or if the soils and plants are moist. All irrigation systems shall be maintained per the provisions listed in Section 180-6.14 CITE SECTION.
- j. All irrigation systems shall have timers.

180-6.14.7. *Plant Materials.*

A. *Planting Requirements.* Frisco has a harsh environment and careful plant selection and installation of landscape materials is essential to successful establishment of the landscaping. All new plant materials shall use species from the required plant list included in the Required Plant Materials List (CITE FINAL TABLE). Alternative plant materials may be considered if it is determined by the Community Development Department or Planning Commission on competent evidence that the proposed plant material is suitable to the climate and placement on the site.

B. The following further limits the type of planting that can occur on a site:

- 1. Trees, shrubs or other plants within an irrigated area shall be limited to species shown as either a X or XX plant in Table 3-2, unless other plants are approved by the Town for location in irrigated areas (X: Thrives in slightly dry conditions, and once established, generally requires about one (1) inch of water per week; XX: Thrives in dry conditions, and once established, generally requires about one-half (½) inch of water per week).
- 2. Trees, shrubs or other plants outside of an irrigated area shall be limited to a species shown as a XXX plant in Table 3-2, unless other plants are approved by the Town for location outside of irrigated areas (XXX: thrives in dry conditions, and once established, generally requires one-half (½) inch of water every two (2) weeks).
- 3. Planting of Firewise plant materials, as noted in Table 3-2 is encouraged.

C. *Prohibited Landscaping.* The following shall be prohibited:

- 1. *Nonfunctional Turf, nonfunctional artificial turf, and invasive plant species.* As part of a new development project, or redevelopment project, no applicable property shall install, plant, or place, any

Should this section be moved up to stand out more?

nonfunctional turf, nonfunctional artificial turf, or invasive species as defined in this section.

2. Nothing in this section prohibits:
 - a. A local entity from maintaining, or allowing any person to maintain, any nonfunctional turf, nonfunctional artificial turf, artificial turf, or invasive plant species installed, planted, or placed before January 1, 2026; or
 - b. Installation of artificial turf on athletic fields of play; or
 - c. Notwithstanding any provision of this section to the contrary, an applicant shall be allowed to install grass seed or sod that:
 - i. Is a native plant;
 - ii. Has been hybridized for arid conditions; or
 - iii. Is a low-water grass
- D. *Noxious Weeds*. It is the duty of any property owner or occupant to not plant and to control noxious weeds which aggressively invade native plant communities or are carriers of detrimental insects, diseases, or parasites and it is unlawful to permit such noxious weeds to grow as noted in Chapter 61, Brush, Grass and Weeds.

E. *Plant Materials List*

1. Plant materials listed are those determined to be suitable for Frisco's arid alpine environment. Landscaping materials required by this Article shall be chosen from this section. Alternative plant materials may be considered if it is determined by the Community Development Department or Planning Commission on competent evidence, that the proposed plant is suitable to the climate and placement on the site.
2. *Xeriscape Rating* has been included to help the applicant select a mixture of drought tolerant materials, likely to survive in this climate with little water.
 - * - Native
 - X - Thrives in slightly dry conditions. Once established, these plants generally require about 1" of water per week.
 - XX - Thrives in dry conditions. Once established, these plants generally require about ½" of water per week.
 - XXX - Thrives in very dry conditions. Once established, these plants generally require about ½" of water every 2 weeks.

Table needs to be titled still. Copied from Summit County's code

Staff needs to find out if this is the best way to do grasses, since it is hard for contractors to find these exact mixes.

Scientific Name	Common Name	Approx. Water Needs	Firewise/Fire Resistant Plant Material	Native Colorado Plant Material	Approx. Mature Height
TREES and SHRUBS					
<i>Purshia tridentata</i>	Antelope Bitterbush	X	YES	YES	1 - 2'
<i>Populus tremuloides</i>	Aspen	X	YES	YES	35 - 50'
<i>Populus balsamifera</i>	Balsam Poplar	X	YES	YES	25 - 98'
<i>Prunus cerasifera</i>	Cherry, Cistena (Purpleleaf Plum)	X	YES	NO	15 - 30'
<i>Aronia melanocarpa</i>	Chokeberry, Black	X	YES	NO	3 - 6'
<i>Padus virginiana</i>	Chokecherry, Native	X	YES	YES	10 - 15'
<i>Picea pungens</i>	Colorado Blue Spruce	X	NO	YES	80'
<i>Malus sp.</i>	Crabapple, Radiant & Spring Snow	X	YES	NO	15 - 25'
<i>Prunus padus commutata</i>	Mayday	X	YES	NO	30'
<i>Pinus mugo</i>	Mugo Pine	X	NO	NO	3 - 5'
<i>Rosa glauca</i>	Rose, Redleaf	X	YES	NO	6 - 8'
<i>Amelanchier</i>	Serviceberry	X	YES	YES	6 - 18'
<i>Prunus virginiana</i>	Shubert Chokecherry	X	YES	NO	10 - 30'
<i>Sorbaria sorbifolia</i>	Spirea, Rock or Ashleaf	X	YES	NO	6 - 8'
<i>Abies lasiocarpa</i>	Subalpine Fir	X	NO	YES	36 - 72'
<i>Pinus aristata</i>	Bristlecone Pine	XX	NO	YES	50'
<i>Picea engelmannii</i>	Engelmann Spruce	XX	NO	YES	80 - 100'
<i>Lonicera tatarica</i>	Honeysuckle, Carnold's Red	XX	YES	NO	4 - 6'
<i>Juniperus communis</i>	Juniper	XX	NO	YES	< 3'
<i>Arctostaphylos uva-ursi</i>	Kinnikinick	XX	YES	YES	1'
<i>Syringa vulgaris</i>	Lilac, Canadian & Common	XX	YES	NO	7 - 16'
<i>Pinus flexilis</i>	Limber Pine	XX	NO	YES	35'

<i>Pinus contorta</i>	Lodgepole Pine	XX	NO	YES	35 - 70'
<i>Acer ginnala</i>	Maple, Ginnala (Amur)	XX	YES	NO	6 - 10'
<i>Physocarpus monogynus</i>	Mountain Ninebark	XX	YES	YES	2 - 6'
<i>Cotoneaster acutifolius</i>	Peking Cotoneaster	XX	YES	NO	2 - 3'
<i>Potentilla</i>	Potentilla	XX	YES	YES	2-3'
<i>Rubus</i>	Raspberry, Wild	XX	YES	NO	4 - 6'
<i>Pseudotsuga menziesii</i>	Rocky Mountain Douglas Fir	XX	YES	YES	70 - 100'
<i>Rosa woodsii</i>	Rose, Woods	XX	YES	YES	2 -3'
<i>Shepherdia canadensis</i>	Buffaloberry, Russet or Silver	XXX	YES	YES	4 - 6'
<i>Ribes alpinum</i>	Currant, Alpine	XXX	YES	NO	5'
<i>Ribes aureum</i>	Currant, Golden	XXX	YES	YES	2 - 3'
<i>Ribes rubrum</i>	Currant, Red Lake	XXX	NO	NO	4'
<i>Ribes cereum</i>	Currant, Squaw or Wax	XXX	YES	YES	< 3'
<i>Chamaebatiaria millefolium</i>	Fernbush	XXX	NO	NO	6'
<i>Ribes inerme</i>	Gooseberry, Pixwell & Whitestem	XXX	NO	YES	8'
<i>Artemisia tridentata</i>	Sage, Big Leaf	XXX	YES	YES	1 - 1.5'
<i>Caragana arborescens</i>	Siberian Peashrub	XXX	NO	NO	> 6'
PERRENIALS, GROUNDCOVERS, and ANNUALS					
<i>Osteospermum</i>	African Daisy	X	YES	NO	< 1'
<i>Ajuga</i>	Ajuga, Bugleweed	X	YES	NO	<.5'
<i>Aurinia saxatilis</i>	Basket of Gold	X	YES	NO	1'
<i>Campanula rotundifolia</i>	Bellflower, Harebell	X	YES	YES	1'
<i>Iberis spp.</i>	Candytuft	X	YES	NO	9 - 18"
<i>Aquilegia</i>	Columbine	X	YES	YES	1 - 2'
<i>Heuchera spp.</i>	Coral Bells	X	YES	NO	1 - 2'
<i>Leucanthemum spp.</i>	Daisy, Shasta & Painted	X	YES	NO	2 - 3'
<i>Delphinium spp.</i>	Delphinium	X	YES	NO	.5 - 3'

<i>Leontopodium alpinum</i>	Edelweiss	X	YES	NO	6 - 8"
<i>Chamerion angustifolium</i>	Fireweed	X	YES	YES	2 - 6'
<i>Digitalis</i>	Foxglove	X	YES	NO	3 - 7'
<i>Geranium spp.</i>	Geranium	X	YES	NO	2'
<i>Alchemilla</i>	Lady's Mantle	X	YES	NO	1 - 1.5'
<i>Lamium spp.</i>	Lamium	X	YES	NO	<1'
<i>Liatris spp.</i>	Liatris, Blazing Star, Gayfeather	X	YES	YES	6 - 24"
<i>Lychnis chalcedonica</i>	Maltese Cross	X	YES	NO	14 - 39"
<i>Argyranthemum</i>	Marguerite Daisy	X	YES	NO	1 - 3'
<i>Viola tricolor</i>	Pansy	X	YES	NO	< 1'
<i>Echinacea</i>	Purple Coneflower	X	YES	NO	2 - 3'
<i>Cerastium tomentosum</i>	Snow in Summer	X	YES	NO	6 - 12"
<i>Saponaria officinalis</i>	Soapwort	X	YES	NO	1 - 2.5'
<i>Galium odoratum</i>	Sweet Woodruff	X	YES	NO	4 - 8"
<i>Viola</i>	Viola	X	YES	NO	< 1'
<i>Minuartia obtusiloba</i>	Alpine Sandwort	XX	YES	YES	1 - 2"
<i>Aster spp.</i>	Aster	XX	YES	YES	1 - 2'
<i>Rudbeckia hirta</i>	Black-Eyed Susan	XX	YES	YES	3'
<i>Persicaria affinis</i>	Border Jewel	XX	YES	NO	8 - 12"
<i>Cosmos spp.</i>	Cosmos	XX	YES	NO	3 - 6"
<i>Thymophylla tenuiloba</i>	Dahlberg Daisy	XX	YES	NO	< 1'
<i>Hemerocallis spp.</i>	Daylily Dianthus	XX	YES	NO	< 0.5'
<i>Dianthus spp.</i>		XX	YES	NO	.5 - 2'
<i>Senecio cineraria</i>	Dusty Miller	XX	YES	NO	0.5 - 1.5'
<i>Erigeron spp.</i>	Erigeron/Fleabane	XX	YES	YES	3 - 24"
<i>Gazania spp.</i>	Gazania	XX	YES	NO	> 1'
<i>Solidago</i>	Goldenrod	XX	YES	YES	2'
<i>Sempervivum spp.</i>	Hens & Chicks	XX	YES	NO	< .5'

<i>Carpobrotus edulis</i>	Iceplant	XX	YES	NO	> 0.5'
<i>Iris spp.</i>	Iris, Bearded	XX	YES	NO	1 - 3'
<i>Polemonium caeruleum</i>	Jacobs Ladder	XX	YES	YES	1 - 2'
<i>Stachys byzantina</i>	Lamb's Ears	XX	YES	NO	0.75 - 1.5'
<i>Calendula spp.</i>	Marigold	XX	YES	NO	8 - 18"
<i>Origanum vulgare</i>	Oregano	XX	YES	NO	1 - 3'
<i>Pulsatilla ludoviciana</i>	Pasque Flower	XX	YES	YES	15"
<i>Paeonia</i>	Peony	XX	YES	NO	3 - 5'
<i>Petunia</i>	Petunia	XX	YES	NO	1 - 1.5"
<i>Phlox subulata</i>	Phlox, Creeping	XX	YES	YES	< .5'
<i>Scabiosa</i>	Pincushion Flower	XX	YES	NO	1 - 1.5'
<i>Papaver nudicaule</i>	Poppy, Iceland	XX	YES	NO	1 - 3'
<i>Papaver orientale</i>	Poppy, Oriental	XX	YES	NO	1 - 3'
<i>Potentilla spp.</i>	Potentilla, Cinquefoil	XX	YES	YES	< .5'
<i>Geum spp.</i>	Prairie Smoke	XX	YES	YES	1.5'
<i>Portulaca oleracea</i>	Purslane	XX	YES	NO	2'
<i>Arabis alpina</i>	Rockcress	XX	YES	NO	<1'
<i>Armeria maritima</i>	Sea Pink	XX	YES	NO	0.5'
<i>Nierembergia gracilis</i>	Starry Eyes	XX	YES	NO	< 1'
<i>Limonium spp.</i>	Statice	XX	YES	NO	6 - 24"
<i>Sedum spp.</i>	Stonecrop	XX	YES	YES	< 1'
<i>Helianthemum nummularium</i>	Sunrose	XX	YES	NO	> 1'
<i>Thymus spp.</i>	Thyme	XX	YES	NO	< 0.5'
<i>Diascia intergerrima</i>	Twinspur	XX	YES	NO	12 - 18"
<i>Veronica umbrosa</i>	Veronica, Creeping	XX	YES	NO	< 0.5'
<i>Veronica liwanensis</i>	Veronica, Turkish & Woolly	XX	YES	NO	< 0.5'

<i>Vinca minor</i>	Vinca Vine, Periwinkle, myrtle	XX	YES	NO	< 1'
<i>Achillea lanulosa</i>	Yarrow	XX	YES	YES	1.5 - 2'
<i>Centaurea cyanus</i>	Bachelor Buttons	XXX	YES	NO	16 - 35"
<i>Gaillardia</i>	Blanket Flower	XXX	YES	YES	2 - 3'
<i>Eschscholzia californica</i>	California Poppy	XXX	YES	NO	1 - 2'
<i>Euphorbia polychroma</i>	Cushion Spurge	XXX	YES	NO	12 - 18"
<i>Oenothera</i>	Evening Primrose	XXX	YES	YES	4'
<i>Penstemon strictus</i>	Penstemon, Rocky Mtn.	XXX	YES	YES	1.5'
<i>Antennaria</i>	Pussytoes	XXX	YES	YES	< 0.5'
<i>Eriogonum umbellatum</i>	Sulphurflower	XXX	YES	YES	< 0.5'
GRASS MIXES					
	Short Grass Mixture	X			
<i>Lolium perenne</i>	Perennial Ryegrass	25%	A premium lawn mix for consistently watered and mowed lawns. Similar mix as used in sod. Not recommended for wildflowers.		
<i>Festuca rubra</i>	Chewings Fescue	30%			
<i>Poa pratensis</i>	Kentucky Bluegrass, Limousine	20%			
<i>Poa pratensis</i>	Kentucky Bluegrass, Marquis	20%			
<i>Lolium multiflorum</i>	Annual Ryegrass	5%			
	Short Dry Grass Seed Mixture	XX			
<i>Festuca trachyphylla</i>	Hard Fescue	30%	Drought tolerant low growing grass mix that can be left unmowed. Requires little water once established. Use with wildflowers only if not watering on a regular basis. With regular watering, this mix will out compete wildflowers. Grows 6" to 8" in height.		
<i>Festuca rubra</i>	Creeping Red Fescue	30%			
<i>Festuca ovina</i>	Sheep Fescue	25%			
<i>Poa compressa</i>	Canada Bluegrass	10%			
<i>Poa secunda</i>	Canby Bluegrass	5%			

Aggressive Grass Seed Mixture		XXX			
<i>Bromus inermis</i>	Smooth Bromegrass	15%	Quick cover mix that contains tall non-native aggressive grasses. Provides a crop or field look. Use for erosion control & reclamation. For very steep slopes & poor soils. With water, Can grow to 4' in height.		
<i>Agropyron cristatum</i>	Crested Wheatgrass	15%			
<i>Thinopyrum intermedium</i>	Intermediate Wheatgrass	10%			
<i>Poa pratensis</i>	Kentucky Bluegrass	10%			
<i>Dactylis glomerata</i>	Orchardgrass	10%			
<i>Festuca rubra</i>	Creeping Red Fescue	10%			
<i>Festuca arundinacea</i>	Tall Fescue	10%			
<i>Lolium perenne</i>	Perennial Ryegrass	5%			
<i>Phleum pratense</i>	Timothy	5%			
<i>Bromus marginatus</i>	Mountain Broomegrass	5%			
<i>Lolium</i>	Annual Ryegrass	5%			
Summit Hills Grass Seed Mixture		XXX			
<i>Elymus trachycaulus</i>	*Slender Wheatgrass	25%	Mixture of primarily bunch type grasses to provide a "natural" look. With water, can grow to 3' in height. Good companion with wildflowers. * Denotes native.		
<i>Festuca trachyphylla</i>	Hard Fescue	20%			
<i>Festuca ovina</i>	*Sheep Fescue	20%			
<i>Festuca arundinacea</i>	Tall Fescue	15%			
<i>Poa ampla</i>	*Big Bluegrass	10%			
<i>Poa secunda</i>	*Canby Bluegrass	10%			
Native High Country Grass Seed Mixture		XXX			
<i>Elymus trachycaulus</i>	Slender Wheatgrass	30%	100% Native mix. With water, can grow to 3' in height. Good companion for wildflowers.		
<i>Poa secunda</i>	Canby Bluegrass	15%			
<i>Poa ampla</i>	Big Bluegrass	10%			
<i>Festuca ovina</i>	Idaho Fescue	10%			

<i>Festuca ovina</i>	Sheep Fescue	10%
<i>Pascopyrum smithii</i>	Western Wheatgrass	10%
<i>Elymus gmelinii</i>	Blue Wildrye	5%
<i>Deschampsia caespitosa</i>	Tufted Hairgrass	5%

180-6.14.8. Landscape Definitions. The following words and phrases, when used in this section, shall have the meanings ascribed to them below.

Applicable Property means:

- A. Common interest community property; or,
- B. A street right-of-way, parking lot, or median; or
- C. Residential housing premises property containing more than twelve dwelling units

Functional artificial turf means artificial turf that is:

- A. Located in a recreational use area or other space that is regularly used for civic, community, or recreational purposes, which may include a playground, a sports field, a picnic ground, an amphitheater, and a portion of a park; or
- B. A component of a product designed and approved by a professional engineer for civil infrastructure projects, including but not limited to revetments for slopes, channels, levees, and dams.

Functional turf means turf that is located in a recreational use area or other space that is regularly used for civic, community, or recreational purposes, which may include a playground, a sports field, and a picnic ground. Functional turf does not include decorative or unused lawn areas.

Nonfunctional turf means turf that is not functional turf and includes turf located in a street right-of-way, parking lot, median, or transportation corridor. Nonfunctional turf does not include turf that is designated to be part of water quality treatment solution required for compliance with federal, state, or local agency water quality permitting requirements that is not irrigated and does not have herbicides applied.

Nonfunctional artificial turf means artificial turf that is not functional artificial turf.

Staff still needs to compare with definitions in all of Town Code to ensure no contradictions

Should not need "Applicable Property" when completed if have new regs for all development as drafted

Need to add irrigation and watering definitions

Turf means continuous plant coverage consisting of nonnative grasses or grasses that have not been hybridized for arid conditions and which, when regularly mowed, form a dense growth of leaf blades and roots.

Turf, artificial means an installation of synthetic materials developed to resemble natural grass.

180-6.14.9. *Landscape Plan Submittal Requirements.* The applicant shall provide landscape, irrigation, and grading plans that cover the entire property. There may be a separate landscape plan, however, in most cases it can be configured with a site plan. All landscape plans must contain the following information including identification of defensible space zone, fuel-modification treatments, and ignition-resistant landscaping measures:

- A. Property lines and dimensions.
- B. Existing and finished grade.
- C. North arrow and both graphic and written scales.
- D. Name of Applicant and landscape consultants, if any.
- E. A legend indicating all proposed plant materials with common and botanical names, indication of drought tolerant plants, sizes, maximum spacing, caliper size, and quantities.
- F. Method of irrigation.
- G. Location of all plant material, other landscape features (including, but not limited to, wetlands, water bodies, rock outcroppings, detention areas, retaining walls) and buildings and paved areas (both existing and proposed).
- H. Ground surfaces and materials by type, such as paving, sod, mulch, edger, seed mixes, shrub and flower beds, etc., shall be clearly indicated with a note as to the percentage of plant coverage.
- I. Clearly labeled locations and calculations for amounts for all of the required landscape vegetation, including the percentage of drought tolerant plantings and any required parking area landscaping.
- J. A tree survey with the size and location of all existing coniferous trees with a diameter of six inches or more and all deciduous trees with a diameter of three inches or more measured one foot above the ground. The tree survey shall be prepared by and Colorado licensed surveyor.
- K. Identify which existing trees will remain on the property and how they will be protected from damage during construction.
- L. If snow storage is required, the location of all snow storage areas in relation to proposed landscaped areas must be shown.
- M. Identify construction debris storage and staging areas.

- N. Additional information may be required by the Town on a case-by-case basis if such information is deemed necessary to determine compliance with provisions of this Chapter.
- O. Identification of Wildland-Urban Interface (WUI) areas, defensible space zones, and proposed compliance with Firewise requirements, including plant spacing, limbing heights, and fuel-break treatments.
- P. Any turf and artificial turf must be identified with the functional use specified, including an explanation for the proposed footprint and why it is necessary.

DRAFT

Town Code in entirety to review prior to bringing forward for further adoption

1. Lot Coverage definition – consider exempting the sq. ft. 0-5' from structure
2. Non Residential Development Standards “parking lot landscaping” needs to be deleted
3. Turf is also defined in Chapter 13-2 of Town Code specific to Block 17-27, inclusive, of the Frisco Cemetery.
 - a. cemetery allows Blocks 17 through Block 27 shall be turf.
4. Fences within the first eight (8') of a structure are required to be noncombustible or ignition-resistant.
 - a. This requires modifications to Town Code, 180-6.18, Fences and Walls:
5. Ensure 180-5.5 reduction for Affordable Housing Developments with regards to landscaping makes sense after we have final draft of landscape regs (ensure there is still a quantity to reduce by 20%, a species mix to be increased, and a minimum tree caliper to be reduced)
6. 180-6.17, Refuse Management: Should we add a section that landscaping is allowed in locations identified in 180-6.14? The reason would be to connect the dots better since we cannot allow landscaping for screening dumpsters where the wildfire zones don't allow landscaping.
7. 180-5.2.3, Outdoor Storage Areas. Should we add a section that landscaping is allowed in locations identified in 180-6.14? The reason would be to connect the dots better since we cannot allow landscaping for screening dumpsters where the wildfire zones don't allow landscaping.
8. 180-6.19. Signs. Same as above two comments but this section currently says “encourages” around freestanding sign so not sure if really needed.
9. 180-9. Define “building footprint” if use in nonresidential tree count requirements
 - a. Suggestion: *Building footprint is the total ground area covered by a structure, defined by the perimeter of its exterior walls, including foundation walls and attached enclosed garages. This measurement strictly represents the enclosed living or working space that touches the ground and specifically excludes unenclosed or attached exterior structures such as decks, patios, porches, stoops, carports, and overhangs*
10. Per Ryan T: suggest different definition to state if HOA established on a property with outdoor irrigation, a separate irrigation sub meter is required.