



DOÑA ANA COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING ▫ BUILDING SERVICES ▫ GIS ▫ ANIMAL CONTROL/CODES

<i>To:</i> Planning and Zoning Commission	<i>Date:</i> September 16, 2016
<i>From:</i> David Cristiani, Planner/Designer	
<i>Subject:</i> Memorandum of revisions on Section 5.7 of the UDC	

Attached are the redlines of the latest revisions to Section 5.7 Landscaping, Buffering, and Fencing, part of the Final Draft of the Unified Development Code (UDC). County Staff refinements were informed by clerical advisement from Planning and Zoning Commission members (P&Z):

General

- Narrative was reorganized and simplified to increase user legibility.
- Supporting graphics / figures and landscape calculations were removed for future inclusion in an operations manual.
- Language was removed of a best practice, reasoning, or educational nature, for future inclusion in an operations manual.
- The length of the clean document was decreased by 7 pages.

Section 5.7.1

- Applicability was simplified; single-family residential has no landscaping requirement per Section 5.7, including the public right-of-way. Developers and builders will ensure any integrated landscape approach to the public domain themselves.

Section 5.7.2 - 5.7.3

- Landscape plan requirements were reorganized, including permanent or temporary irrigation systems based on planting intent (such as desert revegetation or ornamental landscaping).
- Plant Preservation credits were simplified for counting areas and/or specific plants existing and preserved on a property, to help meet landscape requirements.

Section 5.7.4 - 5.7.5

- Required landscape areas and treatments were separated, to define their role in meeting landscape requirements.
- Landscape areas are now based on a development meeting a 15% minimum of their property in landscaping; this no longer allows building footprint area to adversely decrease or increase landscape areas. Flexibility is provided for extra property above the 15% minimum in landscaping, and economical alternates to mass grading of a site are given.
- Landscape treatments are now tied into landscape areas, plant size substitutions, and the plants list, to enable design flexibility for challenging desert sites. Ground covers are now defined by mulches, seeding, and turf.



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Section 5.7.6 - 5.7.7

- Public and vehicular use landscape requirements are now the only exceptions in their standards. This simplifies plant mitigation for curb appeal and shading, responding to unique considerations of parking and streets.

Section 5.7.8 - 5.7.9

- The plant list integrates ecoregion, water use, design flexibility, and plant substitutions to support compliance with landscape requirements on unique sites.
- The plant list that prohibits or doesn't recommend certain plants clarifies reasoning.

Section 5.7.10 - 5.7.11

- Installation requirements are tied to the issuance of a Certificate of Occupancy, including submitting field modifications to approved landscape plans.
- Maintenance, especially in the right-of-way, is integrated with other landscaping and Article 6 requirements.

Section 5.7.12 - 5.7.16

- Buffer locations and elements in those locations are described and integrated with other landscaping and Article 6 requirements.
- Buffer classes, previously simplified into 3 more obvious conditions, relate more to design flexibility found in the rest of Section 5.7.

Section 5.7.17 - 5.7.20

- Walls and fencing language was simplified, related to function and form intents in the rest of Section 5.7, including buffering requirements.