

Gravel Mulch & Parking on Landscaped Areas

- Purpose of presentation is to outline for Council and the public what the Municipal Code states.
- Code enforcement and active cases of code violations will not be addressed specifically.
- Staff has outlined areas in the Code that need updating and clarifying, and recommends further discussion of these topics with the Planning Commission and the City Council

Gravel Mulch, Xeriscaping & Parking on Landscaped Areas – Relating to Council Priorities and General Plan

- Water Conservation – reduce outdoor water use, protect streams and waterways
 - Limits of Disturbance
 - Reduction in “bluegrass plantings”
 - Xeriscaping – drought-tolerant / adapted and native species
 - Gravel in the right place and right amount
- Energy Conservation \ reduction of the Urban Heat Island effect
 - Green areas are generally cooler than paved or gravel surfaces – Green reduces building cooling demands and therefore reduces energy consumption

Gravel Mulch & Parking on Landscaped Areas – General Conclusions

- Clarify the difference between “rock” and “gravel” mulch.
- Limit and define appropriate use of gravel mulch in front and side yards.
- Maintain requirements for allowed parking areas to be on “hard” surfaces.
- Clarify the definition of “parking” vs “storage” of a vehicles or RV. Update the definition of “hard surface” is to include more acceptable options.
- Clarify the differences between Yards and Setbacks in Yards and relates to paving and parking concerns.
- Define the amount and type of gravel allowed to be used in Xeriscaping.
- Clarify restricting the proximity of gravel surfaces to surface water drainages, storm drain and gutters and roads.

Gravel Mulch, Xeriscaping and Parking Areas - Possible Solutions

- Recreational Vehicles / ATV / Boats, etc.
 - Allowed in properly located driveway or Parking Area (Front Yard) meeting standards for width and setbacks
 - Must maintain 2 cars off-street parking
 - Must maintain access to garage
 - Allowed April 1 to November 1
- “Storage” – parked vehicle or RV more than 30 days without movement - prohibited

Parking Continued

- Parking in Side Yards
 - Parking on Hard Surfaces only, pavers allowed
 - Must have 1 foot side yard setback to Parking Area
 - Parking Area to be located behind front façade of house
 - Must not block fire or utility access
 - Must be fenced or properly screened from neighbors.
 - Side yard height limit of 9 to 10 feet, (TBD)
- Other Yard Locations
 - Regulated as Accessory Structure per LMC

Gravel Gravitas

- Use of Gravel in Xeriscaping (2 inch minus round rock or crushed stone)
 - Prohibited in outside Limits of Disturbance areas and in areas identified for revegetation with native species
 - As part of Wildland Fire Urban Interface zone mitigations, gravel is preferred as close to homes as possible. Can be used to break of areas of ground cover up to the 50% rule.
- Rear Yards
 - Up to 50% of ground coverage as part of plant based xeriscaping
 - Must maintain 1 foot rear and side yard setback unless controlled by fence or wall
- Side Yards
 - Permitted in all Historic residential zones, may not be used for parking and only allowed in front of house as part of approved plant based xeriscaping
 - In all other zones, as approved driveways leading to approved Parking Areas – must maintain current side yard setbacks.
- Front Yards
 - Up to 25% of ground coverage as part of plant based xeriscape
 - Not allowed in Right of Way
 - Not allowed for Parking
- Rock greater than 2inches diameter may be used up to 50% of ground coverage, not in Right of Way as part of plant based xeriscaping

Future Discussions

- Other Issues under consideration
 - How much irrigated area should be allowed (front, rear and side yards)?
 - Requirements for Commercial sites?
 - Requirements for Parking Lots?