

Proposed Code Changes – Other Existing (redlined) and New (does not include sewer connection language which is in a separate draft document)

Existing

2-1-8 UTILITIES DIVISION; PROVISION OF WATER TO AREAS OUTSIDE OF THE CITY LIMITS; RULES AND REGULATIONS:

~~(A) Water Service to Areas Outside the City Limits: No property outside of the City limits shall be served water, nor shall any main extensions outside of the City limits be allowed.~~

~~Notwithstanding the foregoing, the following are exempt from the provisions of this subsection:~~

~~1. Where the City has previously entered into a valid contractual agreement to provide water service to a specific property, in which event water service or a main extension shall only be allowed to the extent necessary to allow the City to comply with its contractual obligations.~~

~~2. Where there is a City water main fronting residential property desiring to be served on or before October 4, 2005, and there is sufficient capacity in the existing main to allow service to the property, and the service connection does not exceed one hundred feet (100'), and the Public Works Director determines that there will be no adverse impact upon the City's water system nor upon the City's ability to deliver sufficient water at sufficient pressure to existing water customers and expected future customers within the City limits; provided, however, that as a condition to obtaining water service pursuant to this subsection, any such property must also connect onto the City's sanitary sewer main at the property owner's cost.~~

~~3. If water service is provided for pursuant to an intergovernmental agreement.~~

~~(B) Rules and Regulations: Water will be furnished subject to rules and regulations of the City, which rules and regulations are made a part of every application, contract, agreement or license entered into between the property owner or consumer and the City.~~

~~(C) Unless otherwise required pursuant to subsection (A)1, 2 or 3 of this section, if potable water is provided to property outside of the City limits in accordance with this section, then and in that event no more than one (1) residential dwelling unit per parcel of property shall be provided potable water. The phrase "parcel of property,"~~

~~as used herein, shall mean all of that real property which was contiguous and under common ownership at any time on or after October 4, 2005. (Ord. 4856-1313, 5-28-2013)~~

- A) Water Service: Water will be furnished to users subject to rules and regulations adopted by the City Council. Those rules and regulations, including the City of Prescott Water Management Policy, are made a part of every permit, application, license, contract, or other agreement entered into with the City.
- B) Return of Water: Potable water will not be provided to any project that will not return at least 50% of the water served to the City's sanitary sewer system.
- C) Water Outside of City Limits:
 - a. New water connections may be made outside of City limits subject to the rules and regulations adopted by the City Council.
 - b. All connections outside of City limits shall connect to the City sanitary sewer system unless exempt by prior agreement and are responsible for the extension of all utility infrastructure necessary for connection to both water and sewer.

Ord. xxxx-xxxx, M-DD-YYYY)

2-1-12 UTILITIES DIVISION; WATER SERVICE CONNECTION AND METER INSTALLATION CHARGES:



(A) All meter installations shall be made by the City upon written application. Meters shall be placed at suitable locations approved by the City. The consumer or property owner at the time of making application shall pay to the City the following installation charges:

Meter Size	Meter and Installation Charge
5/8" x 3/4"	\$ 208.00
1"	\$ 262.00
1 1/2"	\$ 380.00
2"	\$ 503.00
3"	\$1,714.00
4"	\$2,633.00
6"	\$3,706.00
All others	Actual Cost + 10%

(B) Property must be abutting a water main for a service connection to be made, unless otherwise allowed pursuant to this section. In cases where the main is not abutting, the main must be extended at the expense of the property owner before a connection is made. Private lines will not be allowed to be extended over areas that could be provided water by public mains; provided, however, that notwithstanding anything to the contrary herein, if it is determined by the Public Works Director that no benefit to the water system would be realized from a main extension, the City Manager or his designee may grant permission for a private line extension to service not more than one (1) customer.

(C) A contractor shall have the right to install individual stub-in service connections provided that the stub-in service connections are constructed in conjunction with a development, and the costs for said service connections are included as a part of the financial assurances of an approved subdivision, planned area development or other development.

(D) The installation of the water service connection, including the tap into City operated main lines, shall be made by City of Prescott personnel only. The following fee(s) shall be assessed for any new service connection/tap to the main line:

2-inch or less	\$242.00
Greater than 2-inch	\$517.00

~~(E) Service Connections: Service connections for: (1) residential lots in a plat which had not received preliminary plat approval and a designation of assured water supply by August 21, 1998, based upon water being provided by the City; (2) new construction on vacant unplatted residential lots; (3) multi-family residential units; (4) mobile home parks and manufactured home parks; (5) timeshares; (6) apartment houses; (7) RV parks; and (8) similar high intensity uses shall only be provided pursuant to an agreement with the property owner or applicant and the City Council for the provision of water. No such agreement may be entered into unless the Council finds that:~~

~~1. The project or development is consistent with and conforms to, furthers the implementation of, and is not contrary to the adopted water management policy.~~

~~2. The project or development is consistent with and conforms to, furthers the implementation of, and is not contrary to the adopted general plan.~~

~~3. The project or development is consistent with and conforms to, furthers the implementation of, and is not contrary to any applicable adopted plans, including, but not limited to, specific area plans, circulation~~

~~plans, capital improvement plans, open space and trail plans, neighborhood plans, local historic district plans, growth planning or growth management plans, and redevelopment plans.~~

~~4. Is in accord with the duly adopted City water budget.~~

~~5. In determining compliance with the foregoing, the Council shall consider the overall intent and goals of the applicable plan or policy.~~

~~6. That notwithstanding the foregoing, a variance or exception may be granted by the City Council, in accordance with the Council's duly adopted policy providing for same.~~

(E) All wells, both registered and unregistered, on the property to be connected to City water shall be abandoned pursuant to the Arizona Department of Water Resources (ADWR) guidelines. The Public Works Director may exempt from this requirement monitoring wells, wells required for the abatement of a public nuisance, and such other wells as the Director deems appropriate.

(F) Additional Fees:

1. That in the event that an irrigation meter is installed, or a meter placed upon vacant property, or any other meter, without the issuance of a building permit, or a meter upsized without the issuance of a building permit, then and in that event the applicant must pay to the City, in addition to all other fees required by this section, a fee equivalent to those fees which would have been levied pursuant to Sections [3-14-11](#) and [3-14-12](#).

2. In the event of a charge pursuant to this subsection for an upsized meter, the applicant shall be assessed the difference between the fees which would have been levied pursuant to Sections [3-14-11](#) and [3-14-12](#) for the upsized meter versus the fees which would have been assessed for the existing meter according to the fee schedule in effect at the time of the application for the upside meter.

(G) Irrigation Meters:

1. A water service meter shall only be issued and installed by the City when accompanied by an approved City building permit for development of the property to be served by such meter.

2. A water service meter shall not be issued or installed by the City for any property for which the land use is single family residential when and where such meter would be used solely for irrigation and not for domestic supply purposes.

3. A water service meter may be approved, issued, and installed by the City for irrigation of lands within master planned developments, common areas managed by homeowner associations, improved areas of multiple family developments, and landscaped areas within other commercial, industrial, and institutional developments upon approval of a site development plan conforming to the requirements of the Land Development Code of the City and payment of all applicable development and water service fees. (Ord. 4856-1313, 5-28-2013; Ord. 4889-1427, 6-24-2014; Ord. 4936-1474, 7-14-2015)

(H) Water Acquisition Cost for Property Outside City Limits

All Connections outside of City Limits that do not have an existing entitlement to water service are required to pay a one-time fee for the cost of acquiring the water to be served. The Water Acquisition Cost will be determined by the City Council using a market cost study conducted by the City and a cost-benefit analysis performed in accordance with the City's Water Management Policy.

Ord. xxxx-xxxx, M-DD-YYYY)

2-1-18 UTILITIES DIVISION; WATER RATES:  

(A) Residential (including but not limited to mobile home parks and apartment houses): A monthly water charge shall be assessed against all residential consumers having a service connection with the City water mains in accordance with the following table:

Single Family					
Block Thresholds (gallons)	Rate (\$/1,000 gal)				
	04/01/2019 to 12/31/2019	01/01/2020 to 12/31/2020	01/01/2021 to 12/31/2021	01/01/2022 to 12/31/2022	Beginning 01/01/2023
First 3,000	\$ 4.00	\$ 4.13	\$ 4.26	\$ 4.35	\$ 4.44
Next 7,000	6.00	6.20	6.39	6.53	6.66
Next 10,000	9.00	9.29	9.59	9.79	9.99
Over 20,000	18.00	18.59	19.17	19.58	19.98

Multi-Family					
Block Thresholds (gallons per unit)	Rate (\$/1,000 gal)				
	04/01/2019 to 12/31/2019	01/01/2020 to 12/31/2020	01/01/2021 to 12/31/2021	01/01/2022 to 12/31/2022	Beginning 01/01/2023
First 1,700	\$ 3.66	\$ 3.80	\$ 3.95	\$ 4.05	\$ 4.18
Next 3,300	5.49	5.70	5.93	6.08	6.27
Next 5,000	8.24	8.55	8.89	9.11	9.41
Over 10,000	16.47	17.10	17.78	18.23	18.81

(B) Nonresidential Rates: A monthly water charge shall be assessed against all nonresidential consumers having a service connection with the City water mains in accordance with the following tables.

1. Nonresidential properties will be assessed according to meter size, based upon the following table:

Nonresidential Monthly Usage in Blocks (1,000 gallons)				
Meter Size	1	2	3	4
5/8" 3/4"	6	22	32	> 60
1"	15	55	80	> 150
1 1/2"	30	110	160	> 300
2"	48	176	256	> 480
3"	96	352	512	> 960
4"	150	550	800	> 1,500
6"	300	1,100	1,600	> 3,000
8"	480	1,760	2,560	> 4,800

2. Nonresidential rates will be in accordance with the following table:

Block	Rate (\$/1,000 gal)				
	04/01/2019 to 12/31/2019	01/01/2020 to 12/31/2020	01/01/2021 to 12/31/2021	01/01/2022 to 12/31/2022	Beginning 01/01/2023
1	\$ 4.27	\$ 4.41	\$ 4.56	\$ 4.67	\$ 4.76
2	6.41	6.62	6.84	7.01	7.14
3	9.61	9.92	10.26	10.51	10.71
4	19.22	19.85	20.52	21.02	21.42

3. Other nonresidential rates will be in accordance with the following table:

Block	Rate (\$/1,000 gal)				
	04/01/2019 to 12/31/2019	01/01/2020 to 12/31/2020	01/01/2021 to 12/31/2021	01/01/2022 to 12/31/2022	Beginning 01/01/2023
Construction Hydrant	\$ 4.92	\$ 5.06	\$ 5.20	\$ 5.30	\$ 5.43
Bulk Water Dispensing Station	3.83	4.23	4.63	4.90	5.27

(C) RESERVED.

(D) In addition to the charges provided for herein, there shall be a monthly fixed charge based upon meter size, as set forth in the following table:

Meter Size	04/01/2019 to 12/31/2019	01/01/2020 to 12/31/2020	01/01/2021 to 12/31/2021	01/01/2022 to 12/31/2022	Beginning 01/01/2023
5/8"	\$ 14.10	\$ 14.52	\$ 14.96	\$ 15.26	\$ 15.56
3/4"	14.86	15.31	15.77	16.09	16.41
1"	16.83	17.34	17.86	18.22	18.58
1 1/2"	20.69	21.31	21.95	22.39	22.84

Meter Size	04/01/2019 to 12/31/2019	01/01/2020 to 12/31/2020	01/01/2021 to 12/31/2021	01/01/2022 to 12/31/2022	Beginning 01/01/2023
2"	27.33	28.15	28.99	29.57	30.16
3"	40.65	41.87	43.13	43.99	44.87
4"	59.68	61.47	63.31	64.58	65.87
6"	107.22	110.44	113.75	116.03	118.35
8"	164.40	169.33	174.41	177.90	181.46

(E) In addition to the charges provided for herein, there shall be a monthly fixed charge for an aquifer protection fee to provide a dedicated funding source for design, construction and operation of facilities and implementation of other measures and practices necessary to achieve and maintain water quality mandated by state and federal law applicable to surface, reuse and recharge assets, as set forth in the following table:

Meter Size	Beginning 01/01/2017
5/8"	\$ 0.72
3/4"	1.08
1"	1.20
1 1/2"	2.40
2"	3.84
3"	7.20
4"	12.00
6"	24.00
8"	38.40

(F) Other Incorporated Municipalities: Water furnished to consumers in incorporated municipalities other than the City shall be charged at the same rate as water furnished similar consumers within the City (inside City

limits rates) plus a surcharge equal to thirty percent (30%) of the inside City limits rates. The surcharge shall also apply to the monthly fixed charge, alternative water sources fee and the aquifer protection fee.

(G) All Other Areas: Water furnished to consumers in all areas other than incorporated municipalities shall be charged at the same rate as water furnished to similar consumers within the City (inside City limits rates) plus a surcharge equal to thirty percent (30%) of the inside City limits rates. The surcharge shall also apply to the monthly fixed charge, alternative water sources fee and the aquifer protection fee.

(H) Rates for Private Fire Protection Connections: When fire service connections are required by applicable City code or state law provisions they shall include a detector check of a type to be approved by the City. The indicating meter to be used with the check shall be furnished by the City. If unmetered water available under this subsection is used for other than fire protection purposes, the quantity so used shall be estimated and the same shall be charged according to applicable rates. If such use is continued for more than twenty (20) calendar days a recording meter will be installed at the consumer's expense and water furnished thereafter will be charged for in accordance with applicable rates.

(I) Private Fire and Drainage Service (Payable Yearly in Advance):

Each fire hydrant, yearly	\$60.00
Water for public sewer flush tanks, per 1,000 gallons	0.59

(J) Test Charge: A fee shall be assessed whenever City personnel are requested to perform pressure tests or flow tests upon fire hydrants. A separate assessment shall be levied for each test performed and shall be payable at the time such request is made.

(K) Fire Protection Fee: Properties that front City water mains within City limits that do not receive City water service shall pay a monthly base rate fee in order to assist in the maintenance and upkeep of the City's fire protection system benefitting their property

~~(K)~~ Fees and Assessments Due: All fees and assessments are due and payable on the date billed. Water may be discontinued for the nonpayment of any of the fees, penalties or assessments set forth in this section. Late charges of one and one-half percent (1.5%) per month of the unpaid balance due will be imposed on bills not paid within thirty (30) calendar days after the billing date.

(~~LM~~) Governmental Entities: That notwithstanding any provision to the contrary in this section, charges and rates to other governmental entities and customers within other governmental entities may be determined as set forth in an intergovernmental agreement between the City and that governmental entity.

(~~MN~~) Industrial User: That notwithstanding the rates as set forth in subsection (B) of this section, in order to foster conservation of water resources, any water used by an industrial user in excess of an average of four thousand (4,000) gallons per day per acre within a calendar year shall result in a surcharge of five thousand dollars (\$5,000.00) per acre foot for each acre foot of excess water used, unless a variance or exception is granted by the City Council, in accordance with the Council's duly adopted policy providing for same. Calculations shall be made by the City annually, for the period January 1st through December 31st. In order to determine the maximum allowable amount of water prior to the foregoing surcharge becoming effective, the calculation per acre shall be based upon the total acreage owned, leased or otherwise controlled by the consumer within the City's water service area which is not otherwise provided potable water.

(~~ON~~) Turf or Irrigation Purposes: That notwithstanding the rates as set forth in this section, in order to foster conservation of water resources, any water used for turf or irrigation purposes in excess of an average of one (1) acre foot per irrigated acre per year within a calendar year shall result in a surcharge of five thousand dollars (\$5,000.00) per acre foot for each acre foot of excess water used, unless a variance or exception is granted by the City Council, in accordance with the Council's duly adopted policy providing for same. Calculations shall be made by the City annually, for the period January 1st through December 31st. In order to determine the maximum allowable amount of water prior to the foregoing surcharge becoming effective, the calculation per acre shall be based upon the total acreage owned, leased or otherwise controlled by the consumer within the City's water service area which is not otherwise irrigated. (Ord. 4856-1313, 5-28-2013; Ord. 4918-1456, 12-2-2014; Ord. 4936-1474, 7-14-2015; Ord. 4974-1512, 5-17-2016; Ord. 2019-1651, 2-12-2019); Ord. xxxx-xxxx, M-DD-YYYY

Sec. 6.5 / Landscaping and Screening

6.5.1 / Purpose

This article provides standards for the installation and maintenance of landscaping, walls and screening devices in order to preserve and enhance the natural environment and beauty of the city, to minimize the adverse effects of development, and to promote the general welfare of the citizens of Prescott. Landscaping materials, including ground cover, shrubs, and trees facilitate the control of erosion and the reduction of glare and dust, and soften the visual impact of building masses. Walls and screening devices allow the separation of potentially incompatible uses and the buffering of road noise and intensive activities.

Commentary:

The goal of these regulations is to create pedestrian shade, screen parking lots and provide a high quality appearance along the public rights-of-ways.

Landscaping, walls and screening devices together, help to effectuate privacy, logical development, and enhancement of property values. In order to preserve the unique natural character of the city, these standards emphasize the retention of native trees, shrubs, rock formations, and other natural site features. To conserve water resources, use of drought tolerant plant materials and efficient irrigation systems are required. See Section 6.5.5.C.

Commentary:

Expansions, remodeling and renovations should provide commensurate landscaping. For example, an addition that represents a 25 percent increase in floor area relative to the existing improvements shall prompt a requirement to provide a 25 percent increase in the lot or building tract's deficient landscaping and screening.

6.5.2 / Applicability

This Section shall apply to:

- A. All new multi-family and nonresidential development;
- B. Change of use from residential to nonresidential where City approvals are required;
- C. Change of use from single-family to multi-family residential where City approvals are required; and
- D. Expansion, remodeling, and renovation of existing buildings on a lot or building tract, or a related or stand alone parking lot shall provide an amount of landscaping and screening commensurate with the level or scale of the improvements.

6.5.3 / General Requirements

A. Landscape and Site Plan

All proposed buildings and uses shall be shown on a landscape and site plan prepared by an individual or firm registered with the Arizona ~~registrant~~Board of Technical Registration, unless waived by the Community

Development Director. Landscaping shall be installed per approved plan unless otherwise modified by the Community Development Director. All landscape and site plans shall indicate:

1. Location of existing and proposed buildings, parking areas, drainage and street improvements;
2. Location of existing trees outside of building footprints;
3. Locations and general types of landscaped treatment areas -- i.e., lawn areas, low-water use areas, and inorganic areas;
4. Proposed plant or inorganic materials to be used in each treatment area;
5. Underground irrigation systems to be used in each planted area; and
6. Curbs, walls and screening devices.
7. Permanent slope stabilization requirements.

[8. Plant palette reflecting low-water use plants from the ADWR Prescott Active Management Area Plant List \[http://infoshare.azwater.gov/docushare/dsweb/Get/Document-10086/FINAL%20PRAMA_LWUPL%202014%20for%20Web.pdf\]\(http://infoshare.azwater.gov/docushare/dsweb/Get/Document-10086/FINAL%20PRAMA_LWUPL%202014%20for%20Web.pdf\)](http://infoshare.azwater.gov/docushare/dsweb/Get/Document-10086/FINAL%20PRAMA_LWUPL%202014%20for%20Web.pdf)

B. Location of Utilities and Drainage Facilities

1. Existing and proposed utilities shall be located, when possible, so that their installation will not adversely affect vegetation to be retained on a site.
2. Drainageways and detention basins may be located within landscaped areas when designed compatible with the planted area and plant species, in accordance with the City of Prescott General Engineering Standards.

C. Installation

Landscaping, underground irrigation systems, walls and screening structures shall be installed in accordance with the approved landscape or screening plan prior to issuance of a final Certificate of Occupancy for the building or use. The Building Official may grant a temporary Certificate of Occupancy for up to 6 months when a performance bond is provided by the applicant to guarantee the completion of any incomplete landscape or screening improvements.

D. Maintenance Requirements

1. Unless otherwise specified, the maintenance of landscaping in the public right-of-way is the responsibility of the adjacent property owner, whether an individual, corporation, or homeowner's association.
2. Landscaped areas shall be reasonably maintained by the owner or the lessee of the property, including pruning, trimming, weeding, and other requirements necessary to create an attractive appearance for the development. Lack of maintenance of required landscaping material shall constitute a violation of this Code.
3. Plant materials not surviving shall be replaced within 90 days of its demise.

E. Landscaping in Rights-of-way

Approval of the Public Works Director is required prior to placing landscaping and other improvements in rights-of-way.

Commentary:

Xeriscape plants, high water use plants and inorganic materials (like gravel) obviously have different irrigation needs. This section reminds the reader that respective water requirements of alternative landscape materials should be taken into consideration when designing irrigation systems. See also Appendix C for drought tolerant plants required within public rights-of-way.

F. Irrigation

All required landscaped areas shall include a permanent, underground water irrigation system including an EPA WaterSense approved programmable timer as defined herein to insure the long-term health and growth of the landscape. Irrigation system design shall take into consideration the water-demand characteristics of plant or landscape materials used. Alternative irrigation systems may be approved the Community Development Director subject to proven effectiveness.

G. Site Disturbance

Any portion of a site disturbed by site preparation and/or construction, especially cut or fill slopes, shall be adequately re-vegetated and stabilized, prior to issuance of a Certificate of Occupancy in accordance with the City of Prescott General Engineering Standards.

Commentary:

For example, if a total of 20 inches of tree caliper are removed from outside the building footprint, a minimum of 10 inches must be replaced; preserving and/or transplanting 5 inches would meet the replacement requirement.

6.5.4 / Existing Vegetation - Replacement and Credits

A. To the extent practical, existing significant landscape features shall be preserved and incorporated into the final landscape and site plans. Existing landscaping may be used to meet the requirements of this Code if it meets the purpose and intent of this article and is included on the approved landscape plan. Such vegetation shall be protected during all phases of site development and given sufficient area and means for growth and water absorption. A credit of up to a 200 percent may be allowed toward shrubs otherwise required pursuant to Sec. [6.5.5](#), Minimum Landscaping Standards; Sec. [6.5.8](#), Screening Standards; and Sec. [6.5.6](#), Parking Area Landscaping, for every shrub greater than 2 square feet that is preserved or transplanted.

B. The tree replacement requirement shall be 50 percent of the total caliper of trees removed from outside of the building envelope. A 200 percent credit toward the tree replacement requirement shall be granted for retaining and preserving healthy trees 4" or greater in caliper size, excluding [Siberian Elm invasive species as defined by the City](#). This tree credit shall also count toward required landscaping in Sec. [6.5.5](#), Minimum Landscaping Standards; Sec. [6.5.8](#), Screening Standards; and Sec. [6.5.6](#), Parking Area Landscaping. Trees to be preserved shall be adequately protected from vehicles, undermining or collapse.

6.5.5 / Minimum Landscaping Standards

All undeveloped areas of each lot or tract and the adjacent right-of-way or parkway shall be landscaped with trees, shrubs, grasses, ground cover and other organic and assorted inorganic materials that create an attractive appearance in accordance with the requirements of this Section; provided, however, smooth concrete or asphalt surfaces are not landscaping. Clustering of trees and shrubs is encouraged.

A. Trees, Shrubs, and Grasses

~~Recommended~~ Required plant materials for on-site landscaping are listed in the Arizona Department of Water Resources Low Water Use Drought Tolerant Plant List

http://infoshare.azwater.gov/docushare/dsweb/Get/Document-10086/FINAL%20PRAMA_LWUPL%20_2014%20for%20Web.pdf (See Appendix C). Minimum landscaping shall include the following frequency and size of plantings:

1. Trees

One tree shall be utilized per 25 linear feet (in no case closer than 25 feet apart) of required landscaped area.

2. Shrubs

Four shrubs per 250 square feet (or fraction thereof) of required landscaped area shall be provided.

3. Grasses, ground covers, and inorganic materials

Any combination of grasses, ground covers, and inorganic materials may be used for the balance of the required landscaping at the developer's discretion, however, a dressing of gravel, decomposed granite or mulch shall be required to hold moisture, slow runoff, and restrain weed growth. Such dressing material shall be selected and sized to withstand potential removal by wind and stormwater flows.

B. Plant Types/Minimum Plant Sizes

The following minimum plant size requirements shall apply in all cases:

Table 6.5.5B

PLANT TYPE/ MINIMUM PLANT SIZES	
Deciduous Trees	One to 1.5 inch caliper (measured one foot above ground)
Evergreen Trees	5 feet tall
Shrubs	5-gallon container size + 18 inches tall
Woody Ground Cover	1-gallon container with 12 inch spread

C. Landscape Plant List

1. All Applicable Properties and Public Rights-of-Way

Plants used to satisfy landscape requirements shall be limited to those listed in the current Arizona Department of Water Resources Low Water Use Drought Tolerant Plant List (Appendix C).

6.5.6 / Parking Area Landscaping

Parking lot landscaping shall be subject to the following minimum standards:

A. Parking Lot Perimeters

1. Street Frontages

a. All parking lots adjacent to a street shall be landscaped with a minimum width of 10 feet on site (measured from the right-of-way edge), with plantings as specified in Sec. [6.5.5](#), Minimum Landscaping Standards. Right-of-way edges shall be cleaned up and integrated with the street frontage landscaping. The minimum landscape strip may be reduced along part of the frontage provided an average landscaped width of 10 feet is maintained along the overall frontage.

b. In addition, parking areas with street frontages longer than 200 feet shall be screened from street view to a height of 3 feet with a masonry wall, berm or dense landscaping, or a combination of 2 or more of these elements. Such walls shall utilize materials and otherwise be designed to be compatible with the architecture of the principal structure on the site. Landscaping shall be provided adjacent to the outside of such walls with plantings as specified in Sec. [6.5.5](#), Minimum Landscaping Standards.

2. Other Parking Perimeters

Non-frontage perimeters of a parking lot shall be landscaped with a 5 foot wide landscape strip with plantings as specified in Sec. [6.5.5](#), Minimum Landscaping Standards. This minimum landscape strip may be reduced to 3 feet when a minimum 3-foot high wall is provided in accordance with Sec. 6.5.6A.1.b., above.

3. Transfer of Required Landscaping

The Community Development Director may approve the transfer of required parking area landscaping from required locations to other locations on the site, provided the purpose for this section is achieved.

4. Landscape Protection

All landscaped areas adjacent to vehicular parking and access areas shall be protected by 6-inch vertical concrete curbing, 6-inch pre-cast bumpers, or similar materials in order to control storm water

flows and minimize damage by vehicular traffic. [Curb cuts and curb borings should be utilized to direct stormwater to the planting areas.](#) Vehicles may overhang landscaped areas up to 2-feet into landscaped areas that are at least 5-feet wide, but may not overhang sidewalks and other pedestrian walkways. This provision applies equally to vehicle display areas.

B. Landscaped Islands

Parking lots with more than 50 spaces shall provide landscaped parking islands according to the following standards:

1. All landscaping parking islands shall be a minimum of 4 feet wide and contain a minimum of 40 square feet in area; provided, however, landscape islands may be aggregated into fewer and larger islands that meet overall planting and area standards.
2. A minimum of one tree and 2 shrubs for every 10 parking spaces shall be preserved or planted within the parking lot.
3. No parking space is farther than 100 feet from a landscaped area.
4. These requirements may be modified upon approval of the Community Development Director where exceptional design of the parking lot merits such modification and where the intent of the standard is met through alternate design schemes.

6.5.7 / Foundation Plantings

One small (under-story) tree and 4 shrubs per 50 linear feet of building wall shall be required within 4 foot minimum width planters along all building walls that are 50 feet or longer; provided, however, that this requirement shall not apply where other required landscaping adjoins the building or where such walls are not visible from surrounding streets.

6.5.8 / Screening Standards

Where screening is required by this Code, minimum screening in accordance with the following standards shall apply in addition to other applicable requirements. Existing vegetation or natural conditions may be used to satisfy these requirements (See Sec. [6.5.2](#), Applicability).

A. Screening Materials

Screening may be accomplished by the use of plants, earth berms, solid walls, or trees and shrubs in combination as necessary to produce an effective screening from view off-site of the use or facility requiring screening within a reasonable time.

B. Screening Plant List

Plants used to satisfy any required screening standards shall be limited to plants with a mature height of between 6 and 15 feet and foliage characteristics similar to those of the recommended plants for this purpose (see "Commentary" below).

C. Height of Screening Devices

The height of screening devices shall be measured from the highest finished grade adjacent to the screening device to maximize effectiveness in accordance with the maximum fence height requirements of Sec.

Commentary:

The City of Prescott prefers and encourages ground mounting of mechanical equipment, instead of roof mounting in order to minimize the potential for glare, reduce noise, and otherwise promote attractive rooflines.

2.7.3E.1.c. D. Outdoor Storage Areas

All outdoor storage areas for materials, heavy equipment, or other similar items shall be screened from street view by a minimum 6-foot high screening device. Such screening device shall consist of plant material and/or a wall constructed of or finished with materials compatible with the principal structure on the site.

D. Outdoor Storage Areas

All outdoor storage areas for materials, heavy equipment, or other similar items shall be screened from street view by a minimum 6-foot high screening device. Such screening device shall consist of plant material and/or a wall constructed of or finished with materials compatible with the principal structure on the site.

E. Mechanical Equipment

1. Roof-mounted equipment shall be screened from view from the adjoining street(s) or alley(s) in a manner integrated with the roof structure and color.

2. Ground-mounted mechanical equipment shall be screened from off-site view by a screening device consisting of either plant material, a wall constructed of or finished with materials to match the principal structure on the site, a lattice, or other similar containment.

F. Dumpsters and Solid Waste Receptacles

Dumpsters and receptacles shall be built in accordance with City of Prescott Standard Detail 144P, Sanitation Dumpster and completely screened from view of adjacent property in a more restrictive zoning district by a minimum 6-foot high screening wall that is at least one foot taller than the dumpster or solid waste receptacle.

Commentary:

The preferred location for loading areas is along the side or rear of buildings.

G. Loading Area

Loading areas shall be screened from view off-site on 3 sides by a solid, fence, finished wall, or hedge at least 6 feet in height.

[Removal of Appendix C in the Land Development Code](#)

~~C. Low Water Use Plant List – Prescott Management Area~~ 

~~LOW-WATER USE PLANT LIST~~

~~PRESCOTT ACTIVE MANAGEMENT AREA~~

~~This list was compiled by the Department in cooperation with experts from the Desert Botanical Garden, Arizona Department of Transportation, and various nurserymen and landscape specialists from the Prescott AMA. Individuals wishing to add low water use plants to this list or delete plants from the list may submit information to the director of the Department of Water Resources for consideration. The director will amend the list as appropriate.~~

~~TREES~~

~~Botanical Name~~

~~Common Name~~

~~*Abies concolor*~~

~~White Fir~~

<i>Ailanthus altissima</i>	China Tree of Heaven
<i>Albizia julibrissim</i>	Mimosa
<i>Betula papyrifera</i>	Paper Birch
<i>Buchichiton populneum</i>	Ottle Tree
<i>Cedrus deodara</i>	Deodra Cedar
<i>Celtis occidentalis</i>	Hackberry
<i>Cupressus glabra</i>	Arizona Cypress
<i>Elaegnus augustifolia</i>	Russian Olive
<i>Fraxinus velutina</i>	Arizona Ash
<i>Fraxinus velutina glabra</i>	Modesto Ash
<i>Gleditsia tricanthos, var. Moraine</i>	Moraine Locust
<i>Gleditsia tricanthosinerus</i>	Thornless Honey Locust
<i>Juniperus drepaocanna pachyphlaia</i>	Alligator Juniper
<i>Juniperus scopulorum</i>	Rock Mountain Juniper
<i>Koellrouteria poniculata</i>	Golden Rain Tree
<i>Malus spp.</i>	Flowering Crab
<i>Morus Kingan</i>	Kingan Fruitless Mulberry
<i>Picea Canadensis</i>	White Spruce
<i>Pinus cembroedes edulis</i>	Pinyon Pine
<i>Pinus Halepensis</i>	Pine, Bristlecone
<i>Pinus ponderosa</i>	Ponderosa (Western Yellow) Pine
<i>Prunus padus</i>	Mayday Tree
<i>Quercus emoryii</i>	Emory Oak
<i>Quercus gambelli</i>	Gambell's Oak
<i>Robinia pseudocacia</i>	Black Locust

~~Sequoiadendron giganteum~~

Giant Sequoia

~~Thuja occidentalis pyramidalis~~

American Pyramid Arbor-Vitae

~~Tilia tomentosa~~

Silver Linden

~~Ulmus americanus~~

American Elm

~~Ulmus pumila~~

Chinese Elm

SHRUBS

-

-

Botanical Name

Common Name

~~Acacia greggii~~

Catclaw

~~Acer grandidentatum~~

Big-Tooth Maple

~~Berberis mentorensis~~

Mentor Barberry

~~Berberis atropurpurea~~

Red-Leaf Barberry

~~Berberis repens~~

Creeping Mahonia

~~Buxux microphylla koreana~~

Korean Boxwood

~~Caragana arborescens~~

Siberian Peashrub

~~Ceratoides lanata~~

Winterfat

~~Cercis occidentalis~~

Western Redbud

~~Cercocarpus ledifolius~~

Curl-leaf Mountain Mahogany

~~Chrysothamnus spp.~~

Rabbitbrush

~~Cotoneaster congestus~~

Pyrenees Cotoneaster

~~Cotoneaster horizontalis~~

Creeping Cotoneaster

~~Cotoneaster divaricata~~

Spreading Cotoneaster

~~Cornus stolonifera~~

Red-osifer Dogwood

~~Continus coggygria~~

Smoke Tree

~~Cowania mexicana~~

Cliffrose

<i>Euonymus</i>	Euonymus
<i>Fallugia-paradoxa</i>	Apache Plume
<i>Hedera-helix</i>	English Ivy
<i>Heteromeles-arbutifolia</i>	Toyon/Christmas berry
<i>Hibicus-syriacus</i>	Rose of Sharon
<i>Holodiscus-dumosus</i>	Bush Rockspiera
<i>Japonica</i>	Euonymus
<i>Kolwitzia-amabilis</i>	Beauty Bush
<i>Lonicera-Clavey's-Dwarf</i>	Clavey's Dwarf Honeysuckle
<i>Mahonia-aquifolium</i>	Oregon Hollygrape
<i>Philadelphus-lemoninea</i>	Mockorange
<i>Photinia-serrulata</i>	Chinese Photinia
<i>Physocarpus-monogynus</i>	Ninebark
<i>Prunus-virginiana-demissa</i>	Western Chokecherry
<i>Pyracantha-coccinea-lalandei</i>	Lalandei Firethorn Pyracantha
<i>Rhus-trilobata</i>	Skunkbush Sumac
<i>Rhus-glabra</i>	Smooth Sumac
<i>Rosa-arizona</i>	Arizona Rose
<i>Rosa-rugosa</i>	Rugosa Rose
<i>Sambucus-spp.</i>	Elderberry
<i>Senecio-longilobus</i>	Threadleap Groundsel/Mescal bean
<i>Sophora-secundiflora</i>	Texas Mountain Laurel
<i>Spiraea-trichocarpa</i>	Korean Spiraea
<i>Syringa-vulgaris</i>	Common Lilac
<i>Tamarix-parviflora</i>	Salt Cedar

Taxux-species	Japanese Yew
Yucca-baccata	Indian Banana
Yucca-glauca	Soapweed

PERENNIALS, BULBS, ANNUALS

(Common and/or Botanical Names not specified)

-	-
Botanical Name	-
Achillea	-
Agave	-
Anacyclus-depressus	-
Baptisia-australis	-
Bearded Iris	-
Cleome-spinosa	-
Coreopsis	-
Cortaderia-selloana	-
Cosmos	-
Echeveria	-
Erigeron	-
Euphorbia	-
Gaillardia	-
Kniphofia-livaria	-
Liatris	-
Linum	-
Marrubium-vulgare	-
Narcissus	-

~~Oenothera-berlandieri~~ -
~~Pholmis-fruticosa~~ -
~~Portulaca-grandiflora~~ -
~~Sedum~~ -
~~Tithonia-retundifolia~~ -
~~Verbena~~ -
~~Wisteria~~ -
~~Yucca~~ -

DRAFT