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

(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 Code and 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 to the City’s sanitary sewer system at least 60% of the water served.

(C) No new water connections may be made outside of City limits unless exempt by agreement made prior to 2005.

(D) Pursuant to A.R.S. § 49-204, Gray Water Reuse is prohibited for those properties receiving City Sewer Service.
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:

<table>
<thead>
<tr>
<th>Meter Size</th>
<th>Meter and Installation Charge</th>
</tr>
</thead>
<tbody>
<tr>
<td>5/8&quot; x 3/4&quot;</td>
<td>$208.00</td>
</tr>
<tr>
<td>1&quot;</td>
<td>$262.00</td>
</tr>
<tr>
<td>1 1/2&quot;</td>
<td>$380.00</td>
</tr>
<tr>
<td>2&quot;</td>
<td>$503.00</td>
</tr>
<tr>
<td>3&quot;</td>
<td>$1,714.00</td>
</tr>
<tr>
<td>4&quot;</td>
<td>$2,633.00</td>
</tr>
<tr>
<td>6&quot;</td>
<td>$3,706.00</td>
</tr>
<tr>
<td>All others</td>
<td>Actual Cost + 10%</td>
</tr>
</tbody>
</table>

(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 Public Works Director 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) 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 monitoring wells, wells required for the abatement of a public nuisance, and such other wells from this requirement, 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)
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:

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

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

(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)

<table>
<thead>
<tr>
<th>Meter Size</th>
<th>1</th>
<th>2</th>
<th>3</th>
<th>4</th>
</tr>
</thead>
<tbody>
<tr>
<td>5/8&quot;</td>
<td>6</td>
<td>22</td>
<td>32</td>
<td>&gt; 60</td>
</tr>
<tr>
<td>3/4&quot;</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1&quot;</td>
<td>15</td>
<td>55</td>
<td>80</td>
<td>&gt; 150</td>
</tr>
<tr>
<td>1 1/2&quot;</td>
<td>30</td>
<td>110</td>
<td>160</td>
<td>&gt; 300</td>
</tr>
<tr>
<td>2&quot;</td>
<td>48</td>
<td>176</td>
<td>256</td>
<td>&gt; 480</td>
</tr>
<tr>
<td>3&quot;</td>
<td>96</td>
<td>352</td>
<td>512</td>
<td>&gt; 960</td>
</tr>
<tr>
<td>4&quot;</td>
<td>150</td>
<td>550</td>
<td>800</td>
<td>&gt; 1,500</td>
</tr>
<tr>
<td>6&quot;</td>
<td>300</td>
<td>1,100</td>
<td>1,600</td>
<td>&gt; 3,000</td>
</tr>
<tr>
<td>8&quot;</td>
<td>480</td>
<td>1,760</td>
<td>2,560</td>
<td>&gt; 4,800</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Block</th>
<th>Rate ($/1,000 gal)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>04/01/2019 to 12/31/2019</td>
</tr>
<tr>
<td>1</td>
<td>$4.27</td>
</tr>
<tr>
<td>2</td>
<td>6.41</td>
</tr>
<tr>
<td>3</td>
<td>9.61</td>
</tr>
<tr>
<td>4</td>
<td>19.22</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Block</th>
<th>Rate ($/1,000 gal)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>04/01/2019 to 12/31/2019</td>
</tr>
</tbody>
</table>
### Construction Hydrant Charges

<table>
<thead>
<tr>
<th>Meter Size</th>
<th>04/01/2019 to 12/31/2019</th>
<th>01/01/2020 to 12/31/2020</th>
<th>01/01/2021 to 12/31/2021</th>
<th>01/01/2022 to 12/31/2022</th>
<th>Beginning 01/01/2023</th>
</tr>
</thead>
<tbody>
<tr>
<td>5/8&quot;</td>
<td>$ 14.10</td>
<td>$ 14.52</td>
<td>$ 14.96</td>
<td>$ 15.26</td>
<td>$ 15.56</td>
</tr>
<tr>
<td>3/4&quot;</td>
<td>14.86</td>
<td>15.31</td>
<td>15.77</td>
<td>16.09</td>
<td>16.41</td>
</tr>
<tr>
<td>1&quot;</td>
<td>16.83</td>
<td>17.34</td>
<td>17.86</td>
<td>18.22</td>
<td>18.58</td>
</tr>
<tr>
<td>1 1/2&quot;</td>
<td>20.69</td>
<td>21.31</td>
<td>21.95</td>
<td>22.39</td>
<td>22.84</td>
</tr>
<tr>
<td>2&quot;</td>
<td>27.33</td>
<td>28.15</td>
<td>28.99</td>
<td>29.57</td>
<td>30.16</td>
</tr>
<tr>
<td>3&quot;</td>
<td>40.65</td>
<td>41.87</td>
<td>43.13</td>
<td>43.99</td>
<td>44.87</td>
</tr>
<tr>
<td>4&quot;</td>
<td>59.68</td>
<td>61.47</td>
<td>63.31</td>
<td>64.58</td>
<td>65.87</td>
</tr>
<tr>
<td>6&quot;</td>
<td>107.22</td>
<td>110.44</td>
<td>113.75</td>
<td>116.03</td>
<td>118.35</td>
</tr>
<tr>
<td>8&quot;</td>
<td>164.40</td>
<td>169.33</td>
<td>174.41</td>
<td>177.90</td>
<td>181.46</td>
</tr>
</tbody>
</table>

(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:

<table>
<thead>
<tr>
<th>Meter Size</th>
<th>04/01/2019 to 12/31/2019</th>
<th>01/01/2020 to 12/31/2020</th>
<th>01/01/2021 to 12/31/2021</th>
<th>01/01/2022 to 12/31/2022</th>
<th>Beginning 01/01/2023</th>
</tr>
</thead>
<tbody>
<tr>
<td>5/8&quot;</td>
<td>$ 14.10</td>
<td>$ 14.52</td>
<td>$ 14.96</td>
<td>$ 15.26</td>
<td>$ 15.56</td>
</tr>
<tr>
<td>3/4&quot;</td>
<td>14.86</td>
<td>15.31</td>
<td>15.77</td>
<td>16.09</td>
<td>16.41</td>
</tr>
<tr>
<td>1&quot;</td>
<td>16.83</td>
<td>17.34</td>
<td>17.86</td>
<td>18.22</td>
<td>18.58</td>
</tr>
<tr>
<td>1 1/2&quot;</td>
<td>20.69</td>
<td>21.31</td>
<td>21.95</td>
<td>22.39</td>
<td>22.84</td>
</tr>
<tr>
<td>2&quot;</td>
<td>27.33</td>
<td>28.15</td>
<td>28.99</td>
<td>29.57</td>
<td>30.16</td>
</tr>
<tr>
<td>3&quot;</td>
<td>40.65</td>
<td>41.87</td>
<td>43.13</td>
<td>43.99</td>
<td>44.87</td>
</tr>
<tr>
<td>4&quot;</td>
<td>59.68</td>
<td>61.47</td>
<td>63.31</td>
<td>64.58</td>
<td>65.87</td>
</tr>
<tr>
<td>6&quot;</td>
<td>107.22</td>
<td>110.44</td>
<td>113.75</td>
<td>116.03</td>
<td>118.35</td>
</tr>
<tr>
<td>8&quot;</td>
<td>164.40</td>
<td>169.33</td>
<td>174.41</td>
<td>177.90</td>
<td>181.46</td>
</tr>
</tbody>
</table>

(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:

<table>
<thead>
<tr>
<th>Meter Size</th>
<th>Beginning 01/01/2017</th>
</tr>
</thead>
<tbody>
<tr>
<td>5/8&quot;</td>
<td>$ 0.72</td>
</tr>
<tr>
<td>Meter Size</td>
<td>Beginning 01/01/2017</td>
</tr>
<tr>
<td>------------</td>
<td>----------------------</td>
</tr>
<tr>
<td>3/4&quot;</td>
<td>1.08</td>
</tr>
<tr>
<td>1&quot;</td>
<td>1.20</td>
</tr>
<tr>
<td>1 1/2&quot;</td>
<td>2.40</td>
</tr>
<tr>
<td>2&quot;</td>
<td>3.84</td>
</tr>
<tr>
<td>3&quot;</td>
<td>7.20</td>
</tr>
<tr>
<td>4&quot;</td>
<td>12.00</td>
</tr>
<tr>
<td>6&quot;</td>
<td>24.00</td>
</tr>
<tr>
<td>8&quot;</td>
<td>38.40</td>
</tr>
</tbody>
</table>

(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: Developed properties that front City water mains within City limits that do not receive City water service shall pay a monthly water base rate fee in order to assist in the maintenance and upkeep of the City’s water system, which provides fire protection benefitting their property.

(L) 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.

(M) 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.
2-1-24 UTILITIES DIVISION; WATER METERS:

All water furnished or sold by the City shall be delivered or supplied through meter only, and every separate building supplied with the City water must have its own separate service connection and meter, except that two (2) or more buildings located on the same lot or on contiguous lots under the same ownership, or property known as a court, apartment house or block covering more than one (1) lot, may, upon written permission granted by the Public Works Director, be supplied through the same connection and meter as long as the single ownership continues. Upon change from such single ownership, a new and separate connection shall be immediately made for the building or premises for the indirect connection. No person having a water service connection shall otherwise furnish or deliver water to any other water user, whether gratuitously or for a charge.

All meter settings shall be furnished, owned and maintained by the City unless otherwise provided in these regulations or by agreement.

Meters and meter settings must be accessible at all times and not covered with rubbish or material of any kind. No one other than an authorized agent of the City shall be permitted to repair, adjust, remove or replace any meter or any part thereof. In the event a meter is determined not to be accessible, notice will be given to the customer of record. If the meter is not accessible within ten (10) calendar days of notice, a twenty-five dollar ($25.00) penalty will be assessed for each thirty (30) calendar day period the violation remains in effect. In general, all meters must be located in an accessible location and at a slope to prevent drainage from coming into their setting.

The consumer shall be responsible for damage to meters and/or meter settings where such damage is caused by a change in grade of the lot or by carelessness or negligence of the consumer or his agent, employee or any member of his family. Such consumer will be billed for the actual cost of repair or replacement and amount is payable within ten (10) calendar days of mailing thereof.

Temporary hydrant water meters for construction purposes and other temporary purposes may be issued by the Public Works Department pursuant to any rules or regulations which may be adopted by the Public Works Director, upon making proper application and tendering a deposit in an amount of one thousand dollars ($1,000.00). (Ord. 4856-1313, 5-28-2013)
2-1-76 SEWER CONNECTIONS FOR NEW CONSTRUCTION

All new construction in the City must connect to the City’s Sanitary Sewer System when any part of that system abuts the property or is in an adjacent right of way.
3-10: WATER CONSERVATION CODE

3-10-8 INCENTIVE PROGRAM:
(A) Intent: To encourage residents and businesses to conserve water, the following conservation incentive program has been established. This program applies to the purchase and installation of devices to retrofit plumbing fixtures with high rates of flow, and to limit outdoor water use for landscaping purposes.

(B) All incentive awards require and are subject to the submittal of complete applications and determination of eligibility and qualifications by the City. Applications will be accepted only from the current property owner(s) of record.

(C) The incentive program is provided on a first come, first served basis, subject to the availability of budgeted funding. Applicants are responsible for confirming the availability of funding for incentive awards prior to submittal of their applications, which information can be obtained by contacting the Prescott Public Works Department. Total incentives granted for a property shall be limited to two thousand five hundred dollars ($2,500.00).

(D) Incentive awards will be credited on water bills for the applicable properties within three (3) billing cycles after approval.

(E) Each item is a one (1) time award for the property, fixture or equipment as indicated, subject to City review, approval and issuance of permits where required.

(F) Incentives shall be administered by Water Resource Management staff, in accordance with the following incentive awards list.

Incentive awards list and qualifying criteria:

<table>
<thead>
<tr>
<th>INCENTIVE AWARDS LIST</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Water Efficiency Improvement Incentive</strong></td>
</tr>
</tbody>
</table>
| Rainwater cistern (active rainwater harvesting) | $0.50 per gallon of storage
| | $500.00 maximum award |
| Rain garden (passive) | $3.00 per square foot
| | $500.00 maximum award |
| Turf removal on site and in adjacent public right-of-way | $0.50 per square foot |
| Toilet: 1.0 gpf or less or 1.28 gpf dual flush | $100.00 |
| Water customer on septic system, additional toilet replacement incentive | $50.00 |
| Commercial urinals (replacement alternative flushless design, flush once at a specified interval, or 1 quart/flush) | $50.00 |
| WaterSense-labeled smart irrigation timer | $75.00 |
| Clothes washing machine replacement | $200.00 |
| Water customer on septic system, additional washing machine replacement incentive | $50.00 |

1 Rainwater Cistern

Requires the installation of a minimum one hundred (100) gallon capacity rainwater catchment tank or engineered cistern. Rainwater storage systems may not be interconnected with the City potable water system. Requires receipts of purchase, and photos of installed cisterns. Applicants must contact the conservation office for guidelines prior to installation of the system.
2 Rain Garden (Passive)

A minimum of fifty (50) square feet must be installed. A minimum of four hundred (400) square feet of stormwater needs to be redirected from the roof. Only native plants may be planted in rain garden, but catchment may also be rock lined. Rebate is for basin footprint. Applicants must contact the Conservation Office for guidelines prior to installation of the system.

3 Turf Removal

Requires conversion from irrigated turf grass to water-saving landscaping, and, if irrigated, installation of an automatic water timer, backflow prevention device and drip or similar system. Applicants must contact conservation office for guidelines prior to removal of turf. Minimum turf removal areas are two hundred (200) square feet for residential and one thousand (1,000) square feet for nonresidential. Requires receipts of purchase, before and after photos.

4 Smart Irrigation Timer

Must use local weather data or soil moisture sensors to limit unnecessary outdoor watering, must be easy to use, and be EPA WaterSense approved.

5 Ultra-Efficient Washing Machine

Washer must be on the City of Prescott clothes washer qualifying product list at the time of purchase to qualify.

(G) The City Manager may approve higher incentive award amounts when those incentives listed above are not sufficient to recognize the magnitude of conservation by the property. City Manager may also provide conservation incentive awards for actions not listed above in the event those projects provide a significant benefit to the City due to the conservation achieved.

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 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.


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.
F. Irrigation

All required landscaped areas shall include a permanent, underground water irrigation system including an EPA WaterSense approved programmable timer 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.

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 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. In addition to the applicability listed in LDC § 6.5.2, this section also applies to subdivisions as defined by LDC § 11.2.5.

A. Trees, Shrubs, and Grasses

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. 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

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

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.

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. 2.7.3E.1.c.

**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.