

UNION CITY RESIDENTIAL LANDSCAPING REQUIREMENTS

Section 18.08.293, *Landscape*

- *Landscape* means to plant and maintain some combination of trees, ground cover, shrubs, vines, flowers or lawn.
- *Non-living landscaping* materials may include existing or imported bark or rock.

Section 18.32.115, *Open Space & Landscaped Areas*

In all residential districts:

- The required front yard (excluding any approved driveways and approved pedestrian pathways) shall be landscaped and permanently maintained.
- Corner lots – a minimum of five (5) feet of the required side yard on the street side shall be landscaped and permanently maintained.
- Double frontage lots – a minimum of 10 feet of the required rear yard shall be landscaped and permanently maintained.
- At least **75 percent** of the required landscaped area must be living landscaping (e.g. trees, shrubs, living ground cover, etc.)
- Up to **25 percent** of the required landscaped area can be non-living landscaping (e.g. mulch, rocks, synthetic grass, etc.)

Project Requirements

Second-story additions or new developments with less than 500 square feet in landscaped areas are subject to the City's Landscape Standards Policy Statement

Link: <https://www.unioncity.org/DocumentCenter/View/138/Landscape-Standards-Policy-Statement-PDF?bidId=> (Shortened link: <https://bit.ly/2Wngrld>)

- New construction projects with an aggregate landscape area equal to or greater than 500 square feet that requires a building permit, landscape permit, site development review approval or administrative site development review approval are subject to:
 1. Union City's *Landscape Standards Policy Statement*
Link: <https://www.unioncity.org/DocumentCenter/View/138/Landscape-Standards-Policy-Statement-PDF?bidId=> (Shortened link: <https://bit.ly/2Wngrld>), **AND**
 2. The provisions of *Chapter 18.112, Water Efficient Landscape*
Link: http://qcode.us/codes/unioncity/view.php?topic=18-18_112&frames=on (Shortened URL <https://bit.ly/2U0j0U2>)
- Projects with an aggregate landscape area between 500 and 2,500 square feet are eligible to apply the *prescriptive measures* of Section 18.112.230 (see pages 3-4).
 1. Compliance with the prescriptive measures would need to be clearly detailed on the landscape plans for small residential projects.
 2. To qualify use the prescriptive measure, the landscape plan must be prepared by a licensed architect.

Section 18.112.240, *Fee for Plan Check & Permit Issuance*

- The City may require its consulting landscape architect to review a project's landscape plan for compliance with City regulations. The costs associated with the review shall be the responsibility of the applicant.

Section 12.16.120, Permits & Fees

- A building permit shall only be issued if the property has the required tree(s) or is proposing to add the required street tree(s).
 1. At least one (1) street tree is required in the front yard of every property.
 2. Additional trees are required for corner lots and through lots.
- The minimum tree size shall be 24-inch box tree.
- If there is an existing planting pattern on a street, the required street tree(s) shall be the same species.
- See below for a list of approved trees.

APPROVED DECIDUOUS TREES	
Acer rubrum	Red Maple
Celtis sinensis	Chinese Hackberry
Cercis canadensis	Eastern redbud
Fraxinus holotricha	Moraine Ash
Fraxinus americana	White ash
Ginkgo biloba	Autumn Gold Maidenhair Tree
Jacaranda mimosifolia	Jacaranda
Koelreuteria bipinnata	Chinese Flame Tree
Lagerstroemia fauriei	Crape Myrtle (Muskogee, Natchez, or Tuscarora)
Malus x Robison	Flowering Crabapple
Pistacia chinensis	Chinese Pistache
Platanus acerifolia	London Plane/Yarwood Sycamore
Quercus lobata	Valley Oak
Quercus palustris	Pin Oak
Quercus schumardii	Schumard Oak
Robinia pseudoacacia	Globe Locust
Sapium sebiferum	Chinese Tallow
Sophora japonica	Scholar Tree
Tilia tomentosa	Silver Linden
APPROVED EVERGREEN TREES	
Melaleuca excelsus	New Zealand Christmas Tree
Pinus canariensis	Canary Island Pine
Pittosporum undulatum	Victorian Box
Prunus caroliniana	Carolina Laurel Cherry
Quercus agrifolia	Coast Live Oak
Quercus suber	Cork Oak
Quercus Virginian	Southern Live Oak
Tristania conferta	Brisbane Box
Tristania laurina	Swamp Myrtle

Section 18.112.230, *Prescriptive Measures*

- A. The following provisions contain prescriptive requirements, which may be used as an alternative compliance option to the requirements listed in this chapter for landscapes measuring between five hundred (500) to two thousand five hundred (2,500) square feet.
- B. Compliance with the following items is mandatory and must be documented on a landscape plan, prepared by a licensed landscape architect in order to use the prescriptive compliance option:
 1. Submit a landscape documentation package, which includes the following elements:
 - a. Date;
 - b. Project applicant;
 - c. Project address (if available, parcel and/or lot number(s));
 - d. Total landscape area (square feet), including a breakdown of turf and plant material;
 - e. Project type (e.g., new, rehabilitated, public, private, cemetery, homeowner-installed);
 - f. Water supply type (e.g., potable, recycled, well) and identify the local retail water purveyor if the applicant is not served by a private well;
 - g. Contact information for the project applicant and property owner; and
 - h. Applicant signature and date with statement, "I agree to comply with the requirements of the prescriptive compliance option as an alternative to the provisions listed in Chapter 18.112."
 2. Incorporate compost at a rate of at least four cubic yards per one thousand (1,000) square feet to a depth of six (6) inches into landscape area (unless contra-indicated by a soil test).
 3. Plant material shall comply with all of the following:
 - a. For residential areas, install climate adapted plants that require occasional, little or no summer water (average WUCOLS plant factor 0.3) for seventy-five percent (75%) of the plant area excluding edibles and areas using recycled water. For non-residential areas, install climate adapted plants that require occasional, little or no summer water (average WUCOLS plant factor 0.3) for one hundred percent (100%) of the plant area excluding edibles and areas using recycled water;
 - b. At a minimum it is required that species listed in the California Invasive Plant Council's "Don't Plant a Pest" brochure as invasive in the project's region are not installed; and
 - c. A minimum three (3) inch layer of mulch shall be applied on all exposed soil surfaces of planting areas except in turf areas, groundcover areas receiving closely spaced plugs as a lawn alternative, or direct seeding applications where mulch is contraindicated.
 4. Turf shall comply with all of the following:
 - a. Turf shall not exceed twenty-five percent (25%) of the landscape area in residential areas, and there shall be no turf in non-residential areas.
 - b. Turf shall not be planted on sloped areas which exceed a slope of one (1) foot vertical elevation change for every four (4) feet of horizontal length;
 - c. Turf is prohibited in parkways less than ten (10) feet wide, unless the parkway is adjacent to a parking strip and used to enter and exit vehicles. Any turf in parkways must be irrigated by sub-surface irrigation or by other technology that creates no overspray or runoff.

5. Irrigation systems shall comply with the following:
 - a. Automatic irrigation controllers are required and must use evapotranspiration or soil moisture sensor data and utilize a rain sensor.
 - b. Irrigation controllers shall be of a type which does not lose programming data in the event the primary power source is interrupted.
 - c. Pressure regulators shall be installed on the irrigation system to ensure the dynamic pressure of the system is within the manufacturers recommended pressure range.
 - d. Manual shut-off valves (such as a gate valve, ball valve, or butterfly valve) shall be installed as close as possible to the point of connection of the water supply.
 - e. All irrigation emission devices must meet the requirements set in the ANSI standard, ASABE/ICC 802-2014 "Landscape Irrigation Sprinkler and Emitter Standard." All sprinkler heads installed in the landscape must document a distribution uniformity low quarter of 0.65 or higher using the protocol defined in ASABE/ICC 802-2014.
 - f. Areas less than ten (10) feet in width in any direction shall be irrigated with subsurface irrigation or other means that produces no runoff or overspray.
6. For non-residential projects with landscape areas of one thousand (1,000) square feet or more, a private submeter(s) to measure landscape water use shall be installed.
7. Alameda County regulations prohibit disposal of plant debris in county landfills. Plant debris shall be separated from other waste materials and dropped off at facilities with clean green processing for compost or put in green plant debris carts.
- C. At the time of final inspection, the permit applicant must provide the owner of the property with a certificate of completion, certificate of installation, irrigation schedule and a schedule of landscape and irrigation maintenance.