

City of Carmel-by-the-Sea

COMMUNITY PLANNING AND BUILDING DEPARTMENT

POST OFFICE DRAWER G

CARMEL-BY-THE-SEA, CA 93921

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7 December 2009

DWR

C/O Simon Eching

Water Use & Efficiency Branch

PO Box 942836

Sacramento, CA 94236-0001

Subject: Updated Model Water Efficient Landscape Ordinance

Dear Eching:

The City Council of the City of Carmel-by-the-Sea adopted the attached resolution and findings on 1 December 2009 demonstrating that the City's landscape ordinance (attached) is at least as efficient as the UMWELO.

If you have any questions, please let me know. Thank you.

Sincerely,



Sean Conroy

Planning & Building Services Manager

CITY OF CARMEL-BY-THE-SEA

CITY COUNCIL

RESOLUTION 2009-92

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARMEL-BY-THE-SEA
ADOPTING FINDINGS AND EVIDENCE THAT THE CITY'S LANDSCAPE
ORDINANCE IS AT LEAST AS EFFECTIVE AT CONSERVING WATER AS THE
DEPARTMENT OF WATER RESOURCES' UPDATED MODEL
WATER EFFICIENT LANDSCAPE ORDINANCE**

WHEREAS, The City of Carmel-by-the-Sea is a unique community that prides itself on its village character and environmental resources; and

WHEREAS, the City recognizes the significant water constraints of the Monterey Peninsula and the State as a whole; and

WHEREAS, the City has been an excellent example of water conservation and water use efficiency; and

WHEREAS, the Water Conservation in Landscaping Act of 2006 requires cities and counties to adopt landscape water conservation ordinances by January 1, 2010; and

WHEREAS, in 2004, the City adopted a Landscape Ordinance and Design Guidelines establishing landscape requirements as part of its Local Coastal Program; and

WHEREAS, the City's requirements were certified by the California Coastal Commission; and

WHEREAS, the City's landscape ordinance is at least as efficient at conserving water as the Department of Water Resources updated Model Water Efficient Landscape Ordinance.

NOW, THEREFORE, BE IT RESOLVED THAT THE CITY COUNCIL OF THE CITY OF CARMEL-BY-THE-SEA does hereby:

1. Adopt the attached findings (Exhibit "A").
2. Forward the findings to the Department of Water Resources.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF CARMEL-BY-THE-SEA this 1st day of December 2009 by the following roll call vote:

AYES: COUNCIL MEMBERS: HAZDOVAC; ROSE; SHARP; TALMAGE & McCLOUD

NOES: COUNCIL MEMBERS: NONE

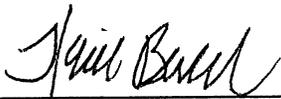
ABSENT: COUNCIL MEMBERS: NONE

SIGNED,



SUE McCLOUD, MAYOR

ATTEST:



Heidi Burch, City Clerk

Exhibit "A"

**CITY COUNCIL OF CARMEL-BY-THE-SEA
FINDINGS FOR DECISION
WATER EFFICIENT LANDSCAPE ORDINANCE**

FINDINGS OF FACT:

1. Assembly Bill 1881 was adopted by the State of California in 2006 and is known as the Water Conservation in Landscaping Act of 2006 (WCLA).
2. The WCLA requires cities and counties to adopt landscape water conservation ordinances by January 1, 2010.
3. The Department of Water Resources (DWR) has prepared an updated Model Water Efficient Landscape Ordinance (UMWELO) for use by local governments.
4. Each local agency has until January 1, 2010 to adopt DWR's UMWELO or its local water efficient landscape ordinance. If a local agency has not adopted its own ordinance on or before January 1, 2010, the UMWELO shall apply within the jurisdiction as of that date.
5. The City of Carmel-by-the-Sea adopted a landscape ordinance and landscape guidelines as part of its Local Coastal Program, which was certified by the California Coastal Commission in 2004.
6. The City's ordinance conserves water by requiring all new landscaping to be 75% native/drought tolerant plants.
7. The ordinance conserves water by requiring all plantings in the public rights-of-way to be native/drought tolerant.
8. The ordinance conserves water by requiring irrigation systems to use low-output sprinkler heads and/or drip irrigation.
9. The City's General Plan contains goals, objectives and policies regarding water resources and water conservation.
10. The City of Carmel-by-the-Sea incorporates a full-time City Forester to maintain and enforce the City's landscape requirements.

FINDINGS FOR DECISION:

1. The City's landscape ordinance applies to all sites within the City regardless of size, whereas the UMWELO only applies to sites with landscape areas of 2,500 square feet or more for public or private developer projects and 5,000 square feet or more for homeowner projects. If the UMWELO were applied in the City, very little water savings would occur because very few sites would meet the minimum 2,500 to 5,000 square foot landscape area requirements.

Evidence:

Carmel-by-the-Sea Municipal Code Chapter 17.34
UMWELO

2. The Single-Family Residential (R-1) District comprises approximately 55 percent of the total land area of the City. The vast majority of these sites are developed as 4,000 square foot lots of record. The City's municipal code allows a floor area ratio of 45% and additional site coverage of 13%, or total ground coverage of approximately 58%. The remaining 42% is available for landscaping. On a standard 4,000 square foot lot, approximately 1680 square feet is available for landscaping. The vast majority of residential lots in the City would therefore be exempt from the UMWELO. In contrast, all sites are required to meet the City's current landscape ordinance requirements. This demonstrates that the City's ordinance will be at least as efficient as the UMWELO.

Evidence:

Carmel-by-the-Sea General Plan
Carmel-by-the-Sea Municipal Code Chapter 17.10
Carmel-by-the-Sea subdivision patterns
UMWELO

3. The commercial districts comprise approximately six percent of the total land area in the City. The vast majority of these sites are developed as lots of between 2000 and 4000 square feet. The municipal code allows for total building coverage of between 70 to 95%. This leaves between 5 to 30% for landscaping. Again, the UMWELO would not apply to the vast majority of commercial sites because few if any would meet the minimum square-foot landscape area requirements. In contrast, all sites are required to meet the City's current landscape ordinance requirements. This demonstrates that the City's ordinance will be at least as efficient as the UMWELO.

Evidence:

Carmel-by-the-Sea General Plan
Carmel-by-the-Sea Municipal Code Chapter 17.14
Carmel-by-the-Sea subdivision patterns
UMWELO

4. Parkland, roads, rights-of-way and other parks/opens space account for the remaining land area in the City. The majority of the park area in the City is natural open space such as Carmel Beach and Mission Trails Nature Preserve, which require little or not landscape irrigation. All plantings in the City's rights-of-way are required to be native/drought tolerant.

Evidence:

Carmel-by-the-Sea General Plan

Carmel-by-the-Sea Municipal Code Chapter 17.34

5. The City of Carmel has an historic inventory that includes approximately 300 properties. The UMWELO does not apply to historic sites. In contrast, the City's landscape requirements do apply to historical sites. This demonstrates that the City's ordinance will be at least as efficient as the UMWELO.

Evidence:

Carmel-by-the-Sea Municipal Code Chapter 17.34

Carmel-by-the-Sea Inventory of Historic Resources

UMWELO

DECISION:

The City of Carmel-by-the Sea's landscape ordinance is at least as efficient at conserving water as the UMWELO. Therefore, there is no need to adopt the UMWELO.

Chapter 17.34 LANDSCAPING

Sections:

<u>17.34.010</u>	Purpose.
<u>17.34.020</u>	Applicability.
<u>17.34.030</u>	Relation to Chapter 17.48 CMC, Trees and Shrubs.
<u>17.34.040</u>	Plan Requirements.
<u>17.34.050</u>	Relation to Landscape Design Guidelines.
<u>17.34.060</u>	General Landscaping Standards.
<u>17.34.070</u>	Landscaping Standards for Residential Districts.
<u>17.34.080</u>	Landscaping Standards for Commercial Districts.
<u>17.34.090</u>	Landscaping Standards for Overlay Districts.

17.34.010 Purpose.

The purpose of this chapter is to protect and enhance Carmel-by-the-Sea's dominant Monterey Pine urbanized forest and landscaped amenities. It is also the purpose of this chapter to provide for water conservation, and to protect environmentally sensitive habitat areas from degradation by providing for the restoration of native vegetation in and around these areas. (Ord. 2004-02 § 1, 2004; Ord. 2004-01 § 1, 2004).

17.34.020 Applicability.

The provisions of this chapter shall be considered minimum standards and shall apply to all new development, or substantial alteration of existing development, proposed on private property anywhere in the City of Carmel-by-the-Sea. This chapter shall also apply to any development located in the ESHA overlay district that will disturb existing or potential native plant habitat. (Ord. 2004-02 § 1, 2004; Ord. 2004-01 § 1, 2004).

17.34.030 Relation to Chapter 17.48 CMC, Trees and Shrubs.

All new landscaping shall be installed and maintained in conformance with the standards in Chapter 17.48 CMC, Trees and Shrubs. (Ord. 2004-02 § 1, 2004; Ord. 2004-01 § 1, 2004).

17.34.040 Plan Requirements.

All new development or substantial alteration of existing development shall require submittal and approval of a forest enhancement and management plan and a landscape plan.

A. Site Plan. Prior to the submittal of design plans, a site plan shall be prepared by a qualified professional documenting topography, drainage features, existing trees and structures, street edge treatments, and existing conditions on adjacent properties.

B. Preliminary Site Assessment. Following submittal of the site plan, the City's planning staff and City Forester shall prepare a preliminary site assessment that includes an evaluation of the design character, streetscape

attributes, potential historic resources, and forest resources of the block and neighborhood, as well as the resource constraints of the site.

C. Forest Enhancement and Maintenance Plan. Following the preparation of a preliminary site assessment, applicants shall submit a forest enhancement and maintenance plan which shall:

1. Address the impacts of the proposed development on the existing forest conditions of the site.

2. Recognize the constraints of the land and work within these limitations.

3. Minimize the extent of the excavation and fill on a site to avoid adverse impacts on trees, consistent with Chapter 17.48 CMC, Trees and Shrubs, and to ensure that new development follows the natural contours of the site.

D. Landscape Plan. Following approval of the forest enhancement and maintenance plan, a landscape plan shall be submitted in a manner and form established by the City Forester. Landscape plans shall document all proposed plantings as well as any tree removal, replacements, or relocations and shall document how new plantings will conform with the forest enhancement and maintenance plan. Landscape plans shall include the following:

1. Contents Required. Approved landscaping plans shall include a separate and simplified account of required new and replacement trees in eight-and-one-half-inch by 11-inch format to allow the Director to monitor the establishment of new trees and their growth to maturity. The account shall include a map of the location of required new and replacement trees, the date each tree was planted, and the size and species of each tree planted.

2. Approval Authority. The decision-making authority for the development permit shall also approve the landscaping plan or may delegate approval authority to the Planning Director who shall review the plan in consultation with the City Forester. (Ord. 2004-02 § 1, 2004; Ord. 2004-01 § 1, 2004).

17.34.050 Relation to Landscape Design Guidelines.

All landscape plans shall be incorporate as many features recommended by the City's residential design guidelines as are appropriate and feasible for the proposed project. (Ord. 2004-02 § 1, 2004; Ord. 2004-01 § 1, 2004).

17.34.060 General Landscaping Standards.

A. Plant Selection.

1. Landscape designs shall use plant species similar in character to those species established along the block and on adjoining properties except that use of invasive species is prohibited.

2. A minimum of 75 percent of new plant materials on a site shall be native plants and/or noninvasive drought-tolerant plants as determined by the City Forester.

3. Much of Carmel's forested charm comes from the informality of unplanted public rights-of-way. This also provides for off-street parking and

adequate space for public safety vehicles to pass through the streets safely. All plants within landscaped areas on any public right-of-way adjacent to private property shall be drought-tolerant and low water use predominantly native species as determined by the City Forester.

4. A minimum of 75 percent of new plant materials in all open space areas on project sites in the commercial, R-4, and R-1 districts shall be planted with drought-tolerant and low water use species as determined by the City Forester.

B. Landscape Design.

1. Plant material located in areas visible from the street or other public places shall be arranged in a relaxed, informal pattern consistent with the character of the Carmel forest. Formal, unnatural arrangements shall be avoided except for focal points.

2. The use of bedding plants and exotic flowering species shall be limited to small accents at walkways, entries, or near special site features, unless otherwise approved by the City Forester.

C. Paving Materials and Design.

1. Paving materials used for driveways, patios, and walkways, shall be consistent in color and texture with native materials. Use of materials that allow for percolation of rain into the soil and reduce water run-off is encouraged.

2. Paved areas shall be designed to be small, informal, and intimate. Large, continuous areas of paving shall be avoided. Additional landscaping may be required to soften the appearance of paved areas.

D. Irrigation and Maintenance.

1. Landscaping plans for projects in any zoning district shall, where feasible, require the use of water retention storage devices such as cisterns or underground bladders to capture precipitation or surface runoff for landscape maintenance purposes or detention basins or berms to retain water on-site for natural percolation into the soil.

2. Irrigation systems shall be designed to minimize the use of water. Landscaping irrigation systems for projects in any zoning district shall use low-output sprinkler heads and/or drip irrigation.

3. Landscaping plans for projects in any zoning district that include paved areas shall include design features such as sand-set paving and/or drainage collection and distribution systems that enhance surface water percolation.

4. Privately installed irrigation systems within a public right-of-way adjacent to private property shall require the approval of an encroachment permit and shall be allowed only in the commercial and R-4 zoning districts. (Ord. 2004-02 § 1, 2004; Ord. 2004-01 § 1, 2004).

17.34.070 Landscaping Standards for Residential Districts.

A. General Standards.

1. All properties, private and public, located in the R-1 or R-4 district shall contribute to the urbanized forest or other vegetation characteristic of the neighborhood by harboring an appropriate mix of upper and lower

canopy trees and/or shrubs consistent with the neighborhood context and the neighborhood streetscape. Forested neighborhoods shall perpetuate the Monterey Pine, Monterey Cypress, Coast Live Oak or Redwood forest that predominates in the vicinity.

2. Proposed residential projects shall preserve adequate space for the growth of trees or other vegetation.

3. When the Planning Commission reviews building plans for proposed projects, adequate space shall be preserved for the growth of trees or other vegetation and the Commission shall ensure that such space is used for this purpose through the review and approval of landscaping plans. The purpose of this requirement is to perpetuate and enhance the established forest character throughout the district on both public and private property in each neighborhood where it exists. The proposed location of upper canopy trees shall also be studied for their impact on the protected viewshed in the R-4 district established in Chapter 17.12 CMC.

B. Public Right-of-Way in the R-1 District.

1. Landscaping in public rights-of-way in the R-1 district is limited to drought-tolerant plants that are native and are consistent with the character of the Monterey Peninsula environment.

2. Plants should be natural in character and informally arranged to reflect the surrounding forest atmosphere. Landscaping shall not include bedding plants, highly colorful flowering plants and "formal plant arrangements."

3. Landscaping should consist of leafy ground covers, low shrubs and/or trees of the urbanized forest. Natural dirt rights-of-way with pine needles is also permitted. Parking spaces may be defined in the unpaved right-of-way with landscaping.

4. Paving, gravel, boulders, logs, timbers, planters or other above-ground encroachments are prohibited, except paving for driveways. Pathways paved only with decomposed granite or other soil materials made of soil materials are permitted. (Amended during 8/09 update; Ord. 2004-02 § 1, 2004; Ord. 2004-01 § 1, 2004).

17.34.080 Landscaping Standards for Commercial Districts.

A. Landscaping Requirements for All Commercial Development. The following standards apply to all commercial districts in the City.

1. A minimum of 50 percent of the required open space on each site shall be landscaped. Landscaping may include nonliving materials such as garden benches, water features and patterned paving treatments as long as the combined total area of such plant alternatives is not used as more than 25 percent of the required landscaping on any site. All landscaping improvements shall include upper canopy trees on-site and/or in the sidewalk in front of the property whenever possible.

2. Building sites contiguous to the R-1 district shall provide sufficient landscaping and trees to blend visually with open space and landscaping on adjacent sites.

B. Landscaping Requirements for Gasoline Stations. Landscaping shall be provided and maintained in a healthy state to give an attractive appearance to the public street along 80 percent of the street frontage not occupied by driveways. Planting shall be of a type that will provide a minimum height of four feet along no less than 60 percent of the required landscaped frontage.

C. Landscape Requirements for Surface Parking Areas. Building sites incorporating surface parking lots shall include at least 15 percent of the site area in landscaping. Landscaping shall be distributed along all street frontages and pedestrian walkways that are adjacent to parking areas to help screen parked automobiles from view. Plant species and/or planters should be designed to achieve a height of at least five feet above the surface of the parking lot except where this would conflict with safe visibility or good site design. Landscaping shall also be provided within the interior of surface lots to break up large expanses of paving. Parking lots with four or more vehicles shall provide interior landscaping of at least 10 square feet per vehicle. (Ord. 2004-02 § 1, 2004; Ord. 2004-01 § 1, 2004).

17.34.090 Landscaping Standards for Overlay Districts.

A. Beach Overlay and Park Overlay District. The following standards apply to the park overlay district.

1. New native trees or other significant native vegetation shall be planted between the buildings on the site and the adjoining parklands when such vegetation would enhance the visual resources of the park by screening the buildings from public view, and when there is adequate space available to make such landscaping practical.

2. At least 75 percent of all landscaped areas on the property visible from the park shall be planted with drought-tolerant and/or native species. Areas of the site adjacent to parklands shall be landscaped and designed to establish a natural transition to the parkland vegetation. Trees approved for removal shall be replaced by two or more native specimen trees listed in the forest management plan preferably on-site or, if necessary, in the adjoining park as determined by the City Forester. Invasive species shall be removed if currently established.

B. ESHA Overlay District. Landscaping plans for projects in the ESHA overlay district shall provide for native vegetation restoration consistent with performance criteria established in the biological resources report required in CMC 17.20.220(D). The plan shall also be consistent with all standards set forth in CMC 17.20.220, Environmentally Sensitive Habitats. (Ord. 2004-02 § 1, 2004; Ord. 2004-01 § 1, 2004).

Landscape Design - Final Details Phase

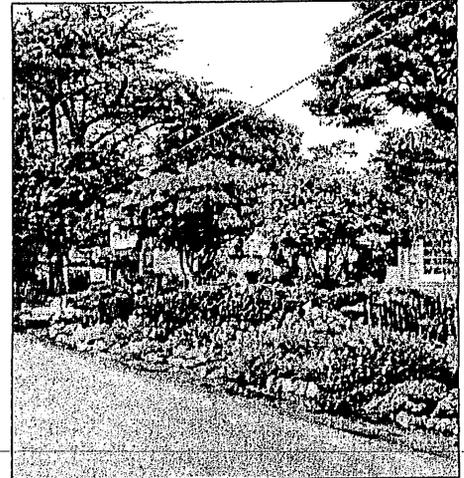
Introduction to Landscape Design

The traditional forest landscape is one of the most important features of the community. While each individual site has unique features, residents have consistently relied upon a simple palette of materials that have contributed to the City's forest character. The basic framework of the landscape consists of the plentiful stands of cypress, pine and oaks. Lower scale plants, including smaller trees, shrubs and flowers as well as steps, walls, and fences complete the landscape and are addressed in this section.

The dominant materials of the traditional planting palette are simple and limited. Leafy, low-growing species that are easy to maintain and relatively drought-tolerant should predominate.

High maintenance plants should be limited to active areas, such as courtyards and patios. These places are relatively private, either in the rear, to the side, screened by a garage, or if in the front, set well back from the street. This approach will reinforce the natural forest character of the City and knit the site design into the neighborhood context.

Within this overall landscape, individual details can serve as accents that provide interest while remaining subordinate to the neighborhood character. In fact, personal landscape designs are one of the most successful means of expressing creativity and individuality while remaining consistent with the basic forest image. Creative details on fence posts, in walkways and plant beds for example, appear throughout the community, giving unique identities to individual properties. This tradition should continue.



Fences, gates and low scale plantings combine with upper canopy trees to create the traditional landscape character of Carmel.



Details on fence posts contribute to the unique character of Carmel and using them is encouraged.

Policy P1-64

Establish landscaping standards to preserve the urban forest, and encourage gardens using native vegetation to maintain the natural character of open spaces in the residential areas.

Filtered views of homes from the street through trees and shrubs into a property are also a part of Carmel's landscape tradition. This is achieved by a combination of landscape elements, including multi-stem trees such as live oaks planted in the foreground, as well as open fences and leafy shrubbery.

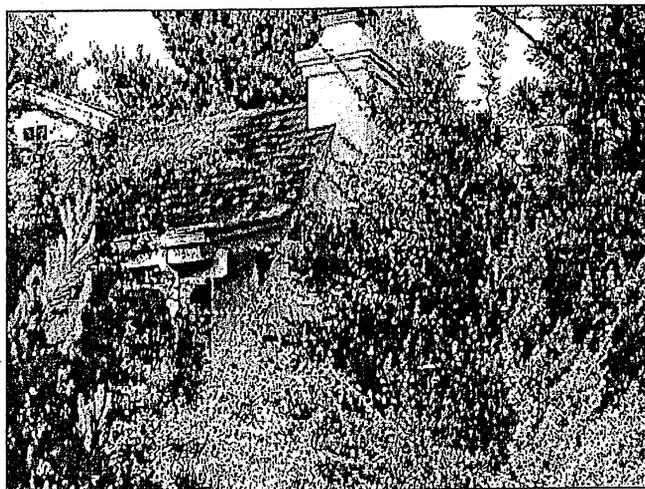
Exceptions to this strongly forested and filtered landscape do exist in some neighborhoods. For example, in some annexed neighborhoods the front yards are more formal and fewer trees exist. Larger plant massings often occur on properties here and evergreen shrubbery predominates.

To some extent, the landscape tradition also is different along portions of Scenic Road where small yards sometimes limit landscape arrangements, especially in front yards. In many cases, these sites have more lush landscaping right up to the street edge and, because views to the ocean are so important, there is less of a "filtering" through layers of plant materials.

These variations in the context of neighborhood landscape features should be documented on the preliminary site assessment and should be respected when preparing new designs.

Landscaping that creates a simple and natural design, blending with the urban forest and the public right-of-way is encouraged. Often, a site may already have well established plants and trees that achieve this result. Protecting these existing landscape resources during construction can give a project a settled, mature look immediately upon completion and is encouraged. This is most useful for parts of a site that are visible from the street.

Houses should appear nestled in the trees. Overall, the landscape should have an informal character, emphasizing foliage over flowers. Front yards should be informal gardens, rather than the traditional grass lawns seen in many other communities. These design traditions should be continued.



Open leafy shrubs provide filtered views of homes from the street.

10.0 Landscape Guidelines

Views of buildings that are filtered from the street because of the mix of shrubs and lower story trees are encouraged. This contributes to the "sense of discovery" that is a part of the Carmel design traditions and should be continued. In addition, other landscape elements should contribute to the urban forest image.

Objectives:

- To renew the urban forest
- To maintain the traditional foreground of simple, indigenous plantings
- To maintain a sense of informality and discovery along the street
- To maintain the traditional palette of plant materials
- To conserve water
- To reinforce a sense of visual continuity along the street

10.1 Provide for upper and lower canopy trees when designing the landscape.

- Provide adequate space around all trees required to be planted or preserved through the Design Concept Phase approvals.
- Add trees, consistent with the neighborhood context, to the site and public right-of-way when additional filtering or screening is desired.
- Trees that arch over the street contribute strongly to the character of some neighborhoods and should be preserved and supplemented where this character exists.
- Recognize and plan for the special needs of each tree when designing the landscape. For example, high water use plants are appropriate near redwoods but inappropriate near oaks. Grades around established trees should not be raised or lowered.

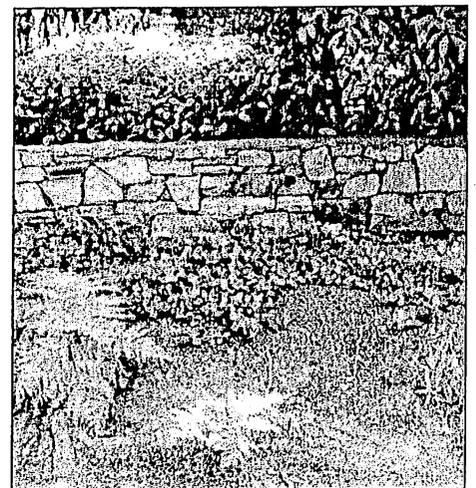
Plant Selection

10.2 Landscape plans that use native plants and other varieties accustomed to growing along the Central Coast are encouraged.

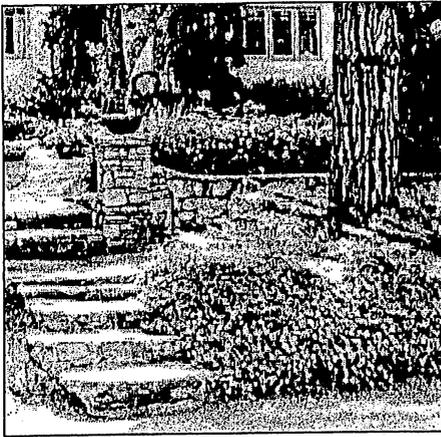
- Use plants that are similar in character to those established along the block and adjoining properties in order to reinforce a sense of visual continuity along the street, but avoid "copying" nearby landscape plans.
- In general, at least 75% of plant materials on a site should be drought-tolerant. (See section 17.24.180.D&E of the Municipal code.)



Ground covers are preferred in the right-of-way. Multi-stem trees also help filter views.



Green leafy ground covers are appropriate in the public right-of-way.



Flowering plants may be used to highlight a walkway.

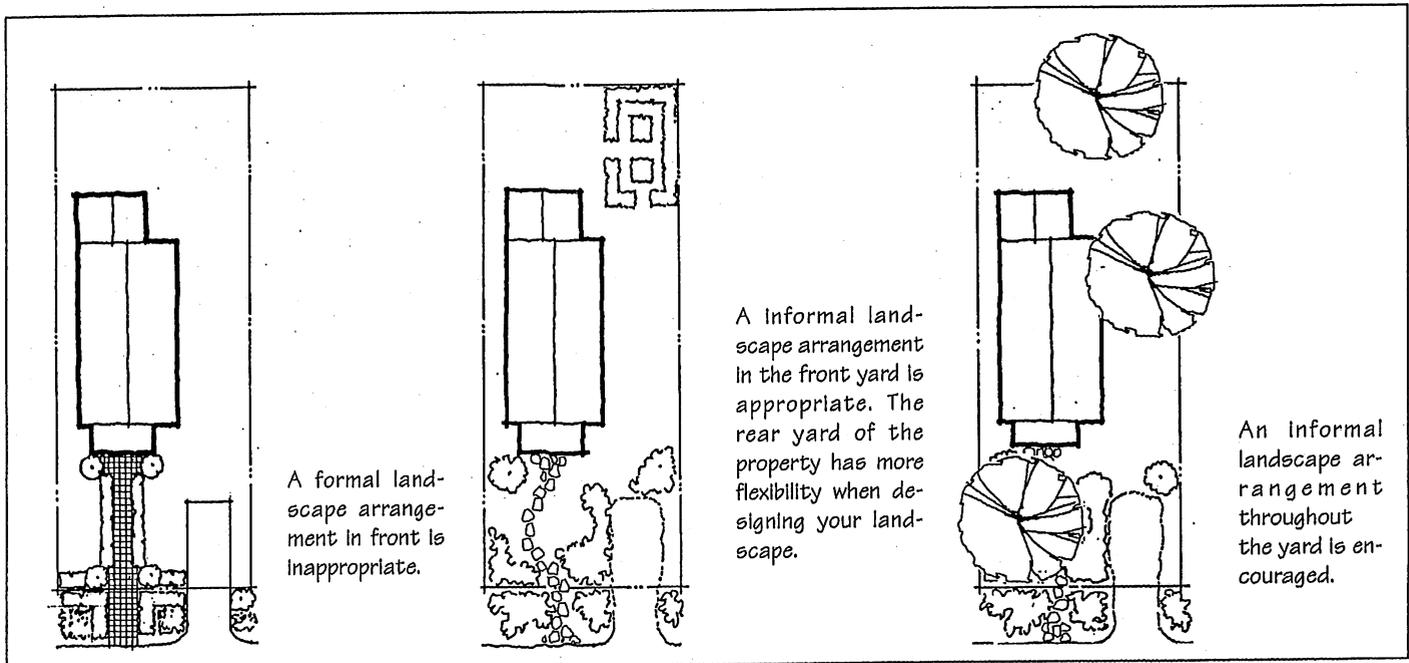
10.3 Planting in areas visible from the street or other public places should continue the forest character.

- Locate plants in relaxed, informal arrangements that are consistent with the urban forest character.
- Avoid formal, unnatural arrangements of plants and paving except in areas out of public view.
- Reserve the use of bedding plants and exotic flowering plants to small accents at walkways, entries or near special site features.
- Lawns visible from the street are inappropriate to the forest setting and should be avoided.

Landscaping in the public right-of-way

10.4 Plants in the public right-of-way should be predominantly green foliage plants, in keeping with the design traditions of Carmel.

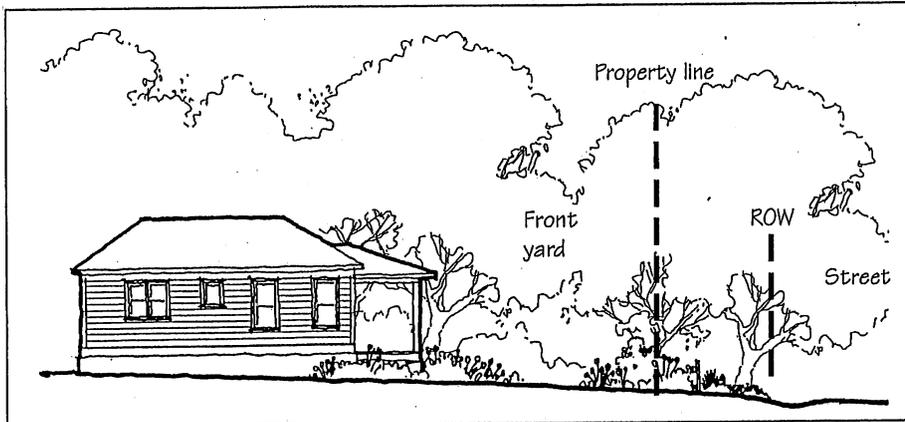
- Leaving the right-of-way natural is encouraged.
- Naturalized landscaping consistent with the City's forest character may be added to the right-of-way and be designed to blend into landscaping on site to enhance the sense of open space.
- If planted, the use of native trees, ground covers and low shrubs is preferred.
- Avoid the use of bedding plants and exotic species in the public right-of-way.



A formal landscape arrangement in front is inappropriate.

An informal landscape arrangement in the front yard is appropriate. The rear yard of the property has more flexibility when designing your landscape.

An informal landscape arrangement throughout the yard is encouraged.



Plantings in the front yard should continue the forest image.



Porous materials such as gravel, packed earth and sand-set pavers are preferred for driveways. However, the use of gravel or other "displaceable materials" between the property line and the paved street edge is prohibited.

Paving Materials and Design

10.5 For driveways, patios and walkways, select paving materials that convey the colors and textures of native materials and that will reduce runoff.

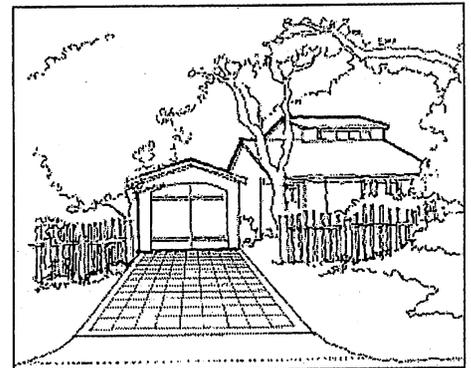
- The use of Carmel stone, brick, decomposed granite and earth-toned pavers, for example, are appropriate.
- Using a "sand-set" instead of "mortar-set" for paving materials allows for percolation of rain into the soil and is encouraged.
- Avoid using "turf block" and grey concrete.
- Paving designs and materials uncharacteristic of a village in a forest are discouraged.
- Gravel and other easily-displaced materials are inappropriate in the public right-of-way but may be used on private property (M.C. 12.24.020.B).

10.6 Design paved areas to be small, informal and intimate.

- Avoid large, continuous areas of paving that are uncharacteristic of the forest and landscaped setting.
- Separating the walkway from the driveway can keep the paved area from appearing wide and expansive.
- Add landscaping at grade or in containers to soften the appearance of paved areas.
- Avoid formal or urban paving treatments such as grass-crete or wide areas of asphalt or concrete.

10.7 Use paving materials that will minimize impacts on tree root systems.

- Using porous paving materials that permit percolation of water and aeration in soils is encouraged.



Scored concrete and turf block are inappropriate as driveway surface materials and should be avoided.