

# Dolores Land Use Code Update

## Article 8: Landscaping, Screening, and Trees

What Has Stayed the Same?

### Property Owner Choices



Property owner creates landscape design and chooses plants from Dolores-specific plant list.

Single family and existing development exempt from most landscaping requirements.

The location and type of landscaping, watering devices, walls, and screening structures are shown on the landscape plan.

### Basic Landscaping Requirements

Landscaping is required in front and side yards next to public streets. One tree is required per yard.

Outdoor storage and roof-mounted equipment need to be screened.



Landscaped areas have to be maintained. Dead plants must be replaced. Irrigation must be properly installed and inspected.

### Importance of Trees

If established trees that are not in the way of building or driveway construction are removed - when they could have been protected - they must be replaced with new trees.

Established trees that can be preserved need to be protected from accidental damage during construction.



What Has Changed?

### Focused on Dolores

Purposes revised to focus on:

- Water conservation
- Stormwater mitigation
- Impact of trees
- Support of property value

Plant materials section update and clarified to focus on quality, weed-free plant materials that thrive in Southwestern Colorado.



### Limited to Locations Where Landscaping Helps

Street front landscaping reduced from full yard to first 10-feet of a yard on a public street.

Bufferyards required to provide screening between new commercial development and existing development. The new development provides the bufferyard on their property.

Parking lot landscaping required for new commercial parking lots with 10 or more spaces. The amount of landscaping is tied to amount of parking, so smaller lots require less landscaping than larger lots.



### Balanced Approach to Keeping Established Trees



Current tree preservation standards simplified and focused on maintaining larger, established trees on new development sites. Trees can be removed where the structure and driveway will be located.

Updated provisions requiring the removal of dead, diseased, or dangerous trees.

**Questions? [insert Town contact information]**