

2022 Red Lodge Zoning Regulations Excerpt

4.5.60 Landscaping

4.5.61 Purpose and Intent

The purpose and intent of this Section is to establish landscaping requirements that promote attractive and high quality development and preserve and enhance the natural beauty of the City. It is further the purpose of this Section to require landscaping that ensures compatibility among adjacent land uses; controls dust, glare and erosion; screens objectionable objects; visually softens the mass of buildings; promotes air quality and enhances property values. Safe and attractive landscaping is encouraged adjacent to public streets and throughout parking areas. It is not the intent of this Section to prescribe a certain style of landscaping except to include plants that are indigenous to the area and tolerant of Red Lodge winter conditions.

4.5.62 Applicability

The standards of this Section shall apply to the following types of development.

A. New Development

All new developments and expansions of existing developments that result in an increase of more than 1,000 square feet of gross floor area shall comply with this Section. Page 4.5 - 15 City of Red Lodge Zoning Regulations

B. Change of Use

The change of use of an existing development shall comply with this Section.

C. Conditions

Landscaping may be required as a condition of a Variance or the rezoning of a lot or parcel of land.

4.5.63 Landscape Plan

A. Plan Required

A landscape Plan is required for all developments and changes of use except for single-family and duplex/2-family residential units. Despite the exemption from a Landscape Plan, single-family and duplex/2-family residential units shall comply with Section 4.5.64, Landscaping Standards.

B. Plan Contents

The Zoning Administrator shall establish a checklist of items required in a Landscape Plan.

D. Plan Review

Review of the Landscape Plan shall be performed concurrently with the Development Plan it accompanies.

4.5.64 Landscape Standards

A. Minimum Number of Trees

The applicant shall select from the options described below for providing the required number of trees.

1. Overstory Trees

A minimum of one (1) deciduous overstory tree or one (1) large evergreen tree per 5,000 square feet of lot or parcel area; or,

2. Understory Trees

A minimum of four (4) understory trees or four (4) small evergreen trees per 5,000 square feet of lot or parcel area.

3. Additional Landscape Screening

Additional landscaping may be required by standards in other sections of this Ordinance to screen parking, loading areas and similar functions. Additional landscaping also may be required as a condition of approval to mitigate the visual or operational impacts of a specific development. These may include understory vegetation composed of shrubs, grass, or flowering plants which create vertical and horizontal structural variability.

B. Minimum Tree Sizes and Type

Trees planted to meet the requirements of this Section shall comply with the following requirements upon installation. Tree types shall be selected from a list of Red Lodge recommended tree species (the Urban Forest Management Plan Appendix of the Growth Policy) available from the City Zoning Administrator.

1. Overstory Trees

Deciduous overstory trees shall be a minimum two (2) inch caliper at breast height (DBH) and projected to reach a height of forty (40) feet at maturity. Page 4.5 - 16 City of Red Lodge Zoning Regulations

2. Large Evergreen Trees

Large evergreen trees shall be at least six (6) feet tall and projected to reach a height of forty (40) feet at maturity.

3. Understory Trees

Deciduous understory trees or ornamental trees shall be a minimum of one and one-half (1 ½) inch caliper at breast height (DBH).

4. Small Evergreen Trees

Small evergreen trees shall be at least five (5) feet tall.

C. Design Elements

Landscape Plans shall be designed and installed to meet the following standards.

1. Landscape Area

The entire lot or parcel not occupied by impervious surface or left in natural vegetation shall be planted with trees, grass, ground cover or other live ground cover plantings that are known to be tolerant to the climate of Red Lodge.

2. Use of Landscape Planting

Landscape plans shall be designed and installed to landscape required setbacks, screen parking lots, soften the mass of buildings and buffer neighboring property from new development.

3. Landscape Material

Landscape plans shall use plant material that minimizes attraction to wildlife other than songbirds, e.g. berries.

D. Maintenance

Required landscaping shall be continually maintained by the owner after installation. Any landscaping or ground cover or other elements of the Landscape Plan that die or become damaged shall be replaced by the end of the growing season in which the plant material died or became damaged. Any required landscaping that dies or is damaged and is not replaced shall be considered a violation of this Ordinance.