



Mountainside Village Design Code-Landscape Section

Applicability

This portion of the Design Code-Landscape Section is specific to the Cottage Homes, Village Homes, Sideyard Homes, Boulevard Homes, Edge Homes and Mountain Lodge Properties.

General Requirements

- 1) Landscape plans submitted to the DRC for review should show plant material at the size of maturity (7-10 years after installation) and note the size at planting. Small spaces are usually overplanted and rarely thinned as they mature, resulting in poorly developed plants and an aesthetically displeasing landscape.
- 2) Snow storage and roof slide areas should be indicated on the plans, and it should be demonstrated that any planted material in these areas could tolerate being buried.
- 3) All developed properties in Mountainside Village are required to install adequate irrigation systems, connected to the village irrigation system. The city of Victor does not have sufficient water capacity to allow irrigation with culinary water. Connection and installation of irrigation systems shall be in accordance with the "Mountainside Village Irrigation Specifications". Irrigation water for all lot owners within the project is supplied by a State of Idaho water right from Trail Creek for the original un-subdivided property. The right stipulates a certain quantity of irrigation water may be used based on seniority and availability. The allocated water is divided among the lots and common areas within the project based on the size of lots (quantity information for each lot is available through the DRC). Given these circumstances, irrigation supply is limited and will vary from year to year depending on runoff and the climatic conditions that exist in any given summer. It is possible that in prolonged drought conditions, limited or no water may be available at varying times of the growing season. Applicants are strongly encouraged to plan their landscapes to be drought tolerant in order to ensure their plantings survive these inevitable conditions. The use of gray water and water harvesting on site are also encouraged by the DRC as a means of addressing water shortages and our location in an arid region.
- 4) Every lot is supplied water by the City of Victor water system. The city has a perpetual access easement to check water meters and maintain the water public water lines, valves and meters that are located on or adjacent to your property. These services are subject to maintenance including excavation at any time. Therefore, no landscaping shall be installed which in any way obstructs access to the City of Victor water meter. No trees or shrubs shall be planted within ten (10)





feet of the city water meters and the water line shut off valve. Perennials shall not be planted to cover or obstruct access to the water meter cap. The area around the meter shall be maintained to keep material including soil, grass, mulch or stone from covering the lid of the meter. The ability of the city to open this lid shall not be hindered by any landscaping material.

Planting plans must not employ any non-native invasive species (list is available from the DRC). Encouraged, but not required, are the LEED-compliant Landscaping Options.

Specific Requirements by Location

Front yards. A front yard shall be defined as the area between the Front Setback Line (as defined by the Lot Standards) and the edge of the street. This includes the public right of way between the street and front property line. The front yard must relate to the streetscape, since this is a transition area between public and private spaces. It should be kept reasonably open for visibility and shall employ traditional use of turf, shrubs and trees, which result in a durable landscape. This is particularly true for the higher density areas of the village, where front yards become places where bikes are ridden, dogs walked and where foot traffic is more inclined to stray from the sidewalk or street. Owners are responsible for turf installation and maintenance, including irrigation, on public right of way portions of front yards and corner lot side yards. Landscaping, including trees and lawns, planted in right of ways adjacent to properties is the responsibility of the adjacent property owner to irrigate and maintain.

Minimum Front Yard Planting—Plant one plant unit per 200 square feet of front yard or side yard for corner lots. (Street Setback depth x lot width, right of way area not to be calculated) Plant units are defined as follows. One Plant unit is equal to, one tree 1 1/2” caliper or greater, one five-gallon shrub, three-one gallon shrubs, 5 large perennials or equivalent. 2 1/2” caliper or greater larger trees will receive 1.5 plant units. Larger shrubs or special plantings may be eligible for more than one plant unit.

For Boulevard lots, Street trees shall be planted at approximately 30’ on center. These trees shall be a minimum of 2” caliper, be of the designated species for the specific block and be planted in accord with the Mountainside Boulevard tree planting plan. This plan calls for 2-3 street trees planted on Mountainside Boulevard and 4 street trees on side streets for corner lots.

Turf – Turf may be used in any area on the lot; however, it is considered most appropriate in the front yard area. This ground treatment is considered appropriate for front yards because of its durability and consistency in appearance. Other types of ground covers - plants, decorative rock and hardscape – are generally discouraged but will be considered by the DRC.





Shrubs and perennial beds – If employed, shrubs and perennial beds should be located against the structure as a foundational planting or in conjunction with a fence to provide a barrier or visual screen to other areas of the yard. Freestanding beds in the lawn or close to the street are discouraged but will be considered by the DRC. These beds must be mulched and edged to preserve consistency of appearance. If foundational plantings are not planned, the applicant must propose a landscape treatment that will ensure an aesthetically pleasing appearance.

Trees –Trees are encouraged with the following considerations: Tree selection should consider the horticultural attributes of the species. For example, in smaller front yards, deciduous trees are more appropriate, since they do not require the physical space of a large conifer. New trees should not be placed too close to existing street trees. Thought should be given to how the tree will shade walks or the structure seasonally.

Side and Rear Yards. For most lots, the side and rear yard areas comprise the private space for each home. The only requirements for landscaping plans for these areas are that they be cognizant of limited irrigation water, minimize turf areas, utilize plantings to enhance screening between homes, maximize solar gain in winter, and minimize it in the summer.

Parking areas are required visual screening in the form of landscaping. It is requested that landscaping be established to visually screen the parking/garage area from neighboring properties. There shall be a 2 foot (2') minimum no paving strip between the drive and the side property line.

Landscape water features may be considered for approval in the side and rear yards. Applicants should be prepared to address with the DRC how the feature fits into their water conserving landscape.

Rear Lane Yards. Homes with garage access via a rear lane shall comply with the following standards: Garages shall comply with all setbacks specific to the Lot Standards. If the home has an accessory unit, two graveled, paved or grass paved parking spots must be provided which permit parked vehicles to be located completely out of the rear lane (the spaces in front of the garage do not satisfy this requirement).

Adequate snow storage area must be provided to accommodate snow from the alley and private parking spaces. Landscaping should be designed to withstand snow storage.

Groundcover should be drought tolerant grasses, which can survive on minimal irrigation, be mowed and allowed to go dormant early in the summer.

Woody shrubs are discouraged in rear lane yards as they take up valuable space and are prone to damage from snow storage. Trees should be deciduous and of adequate size to withstand piled snow (conifers are not permitted).





Solar Access Trees and general landscaping shall be planted and maintained to protect solar access for solar heating or power generation on neighboring properties.

Fences. All fences must be approved by the DRC prior to installation.

Front yard fences shall not exceed 5 feet in height (measured from finished grade to the top of the fence) and shall be behind the front setback lines. These front yard fences shall be less than 75% opaque and should incorporate plantings coincident with their alignment. Fences along the side and rear yard setbacks shall not exceed 6.5 feet in height (measured from finished grade). Transparency is encouraged for side and rear yard fences but not required. Fences may be employed to define and screen side and rear yard areas. If the fence separates the side yard from the front yard the fence must be coincident with or behind the front setback. Limited fencing designed to appear as extensions of front porches may line up with the front of front porches, provided that front yard fencing be coincident with the front setback line less than 10' from side property lines.

Rear Lane Yard Fences should be parallel to and even with or behind the garage rear setback. In many small lot configurations, provision for adequate snow storage will require that the fence be placed behind the garage rear setback. Fences should be of adequate design and construction to withstand piled snow both structurally and aesthetically.

