

1 **Article 8. Landscaping**

2 **Section 801 Purpose**

3 Landscaping should be suitable and fit the character of Saipan as a growing community in a
4 unique Pacific island landscape. Because of beautiful landscape assets and a variety of
5 development types, landscaping—both naturalized and cultivated—will be important in
6 establishing and unifying the community’s character. Existing substantial vegetation and native
7 materials in informal plantings and arrangements should be considered as well as cultivated and
8 decorative landscape elements.

9 **Section 802 Intent**

- 10 (a) To provide visual screens and barriers as a transition between differing land uses.
- 11 (b) To define plant species that are of low maintenance, resistant to drought and typhoon
12 damage, and otherwise appropriate for conditions within the business district and that are
13 safe for pedestrians.
- 14 (c) To provide visual relief from large expanses of parking areas and integrate new
15 construction into the natural environment.
- 16 (d) To provide some physical separation between vehicular and pedestrian traffic.
- 17 (e) To retain existing vegetation and significant trees by incorporating them into the site
18 design.
- 19 (f) To provide decorative landscape as a focal setting for signs, special site elements and/or
20 pedestrian areas.
- 21 (g) To provide increased areas of permeable surfaces to allow for infiltration of surface water
22 into groundwater resources, reduce the quantity of storm water discharge and improve the
23 quality of storm water discharge.
- 24 (h) To maintain a green corridor along principal streets, except where buildings are
25 encouraged to front directly onto the roadway.

26 **Section 803 Applicability**

27 This article applies to development in all zoning districts unless otherwise noted.

28 **Section 804 Requirements**

- 29 (a) The following requirements apply to all commercial and multifamily development unless
30 otherwise noted.
- 31 (b) **Street Trees.** The Board may specify acceptable varieties of street trees or other vegetation
32 to:
 - 33 (1) Encourage use of native vegetation;
 - 34 (2) Ensure that trees will complement the neighborhood; and
 - 35 (3) Ensure the use of trees that are suited to a streetscape and to the climate.
- 36 (c) **Landscape Plan.** An applicant shall submit a landscape design plan that addresses the
37 following considerations:
 - 38 (1) Provide a unified pedestrian circulation system with amenities and plantings;
 - 39 (2) Provide a coordinated system of open spaces and/or planted areas that provide
40 the required pedestrian areas and landscaping. The plan should indicate how the
41 various spaces and plantings relate to the project's site design objectives of
42 continuity, variety, activity, etc.;
 - 43 (3) Screen service or unsightly areas;
 - 44 (4) Use planting and/or site features that enhance the building’s architectural

- 1 qualities (see Figure 1);
- 2 (5) Protect existing significant trees and natural site amenities; and
- 3 (6) Use planting strips or areas as barriers and/or screens to separate land uses or
- 4 specific activities and provide visual relief from large expanses of parking areas
- 5 or buildings. Specifically:
- 6 (A) Use a mix of trees and/or shrubs with groundcover whose height and width
- 7 will be proportionate to the area being planted;
- 8 (B) Use trees, shrubs, ground covers, and/or grasses that are native to the
- 9 Mariana Islands and are appropriate to the conditions of the site;
- 10 (C) Take care not to block lines of sight for vehicles or pedestrians or obscure
- 11 businesses with landscape material that will be too large for the site at
- 12 maturity;
- 13 (D) Use ground cover material that covers 70% of the soil in one year;
- 14 (E) Where possible and desirable, integrate required biofiltration swales or
- 15 surface water detention ponds into the planting strip; and
- 16 (F) Incorporate or protect natural features, including wetlands, significant trees
- 17 and vegetation, and slopes.
- 18

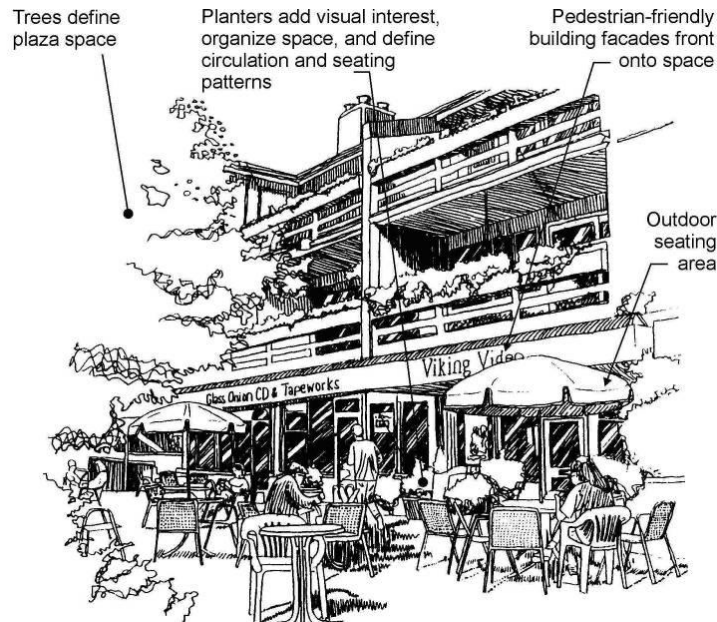


Figure 1. Landscaping should be used to enhance buildings, provide a pedestrian amenity, maintain environmental quality, and upgrade the local area’s visual quality

- 19
- 20 (d) **Landscaping Types.** Following is a list of landscaping types:
- 21 (1) **Landscaping Type A**
- 22 (A) Purpose. To provide a dense site barrier separating land uses or screening
- 23 specific activities or elements.
- 24 (B) Requirements (see example in Figure 2)
- 25 (i) A minimum of one dense-foliage tree every 15 linear ft of
- 26 planting strip, arranged in a manner to obstruct views into the
- 27 property. Each tree shall be at least 8 ft tall and 2 inch caliper

- 1 (diameter, as measured 3 ft above grade);
 2 (ii) A planting strip at least 4 ft wide or as directed by the
 3 Administrator or the Board;
 4 (iii) At least one shrub per 5 linear ft of planting strip. Each shrub
 5 shall be at least 2 ft tall at planting and have a mature height of
 6 at least 6 ft; and
 7 (iv) Groundcover that will cover the remaining area within one
 8 year.
- 9 (2) **Landscaping Type B**
- 10 (A) Purpose. To provide a substantial but open buffer to offer visual relief and
 11 integrate built elements into the natural environment.
- 12 (B) Requirements (see example in Figure 2)
- 13 (i) A minimum of one tree per 30 linear ft of landscaped strip. Each tree
 14 shall be at least 8 ft tall and 2 inch caliper (diameter, as measured 3 ft
 15 above grade);
- 16 (ii) Shrubs covering at least 50% of the landscaped area;
- 17 (iii) Groundcover shall cover the remaining area within one year; and
- 18 (iv) A planting strip at least 3 ft. wide or as determined by the
 19 Administrator or the Board.
- 20 (3) **Landscaping Type C**
- 21 (A) Purposes
- 22 (i) To enhance the natural areas and to integrate developments into the
 23 existing conditions.
- 24 (ii) To enhance Saipan's natural landscape.
- 25 (B) Requirements (see example in Figure 2)
- 26 (i) Landscaping shall consist of trees, shrubs, and groundcovers that are
 27 native to the Marianas Islands and are appropriate to the conditions of
 28 the site. Species are subject to approval by the Administrator or the
 29 Board;
- 30 (ii) Arrangements of plants shall be asymmetrical, and plant material shall
 31 be sufficient in quantity to cover the soil in one growing season; and
 32 (iii) A planting strip at least 6 ft. wide or as directed by the Administrator

1 or the Board.

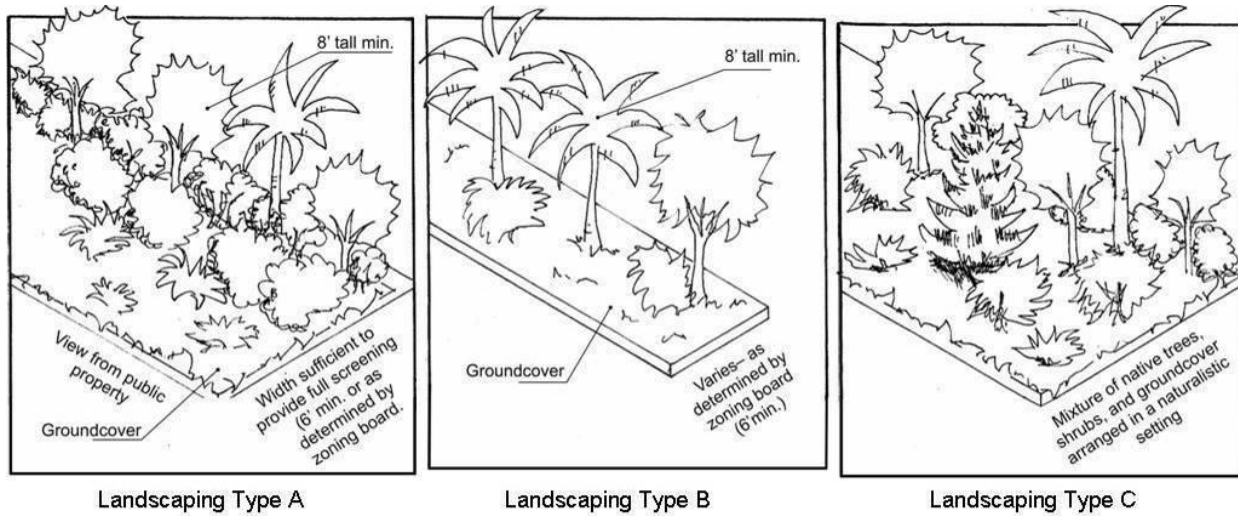


Figure 2 Illustration of landscaping types

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3 (e) **Parking Lot Landscaping**

- 4 (1) A surface parking lot (excluding underground or structured parking) with more
 5 than 14 stalls and within 100 ft of the public right-of-way (excluding alleys) and
 6 not separated from that street by another building shall meet the requirements of
 7 Table 1 and the requirements of this Subsection.
- 8 (2) Shrubs and ground cover shall be provided in the required interior parking lot
 9 landscape area as follows:
 10 (A) Plant shrubs at a density of five per 100 sf of landscape area; and
 11 (B) Select and plant ground cover so as to provide 90 % coverage in one year.
- 12 (3) The Board may exempt a parking lot with less than 100 parking spaces and not
 13 visible from or not within 100 ft of a street or park from interior parking lot
 14 landscaping.
- 15 (4) The Board may allow alternative parking lot landscaping schemes where the
 16 applicant can successfully demonstrate that such schemes better meet the intent
 17 of the requirements.
- 18 (5) Provide at least one tree for every six parking spaces to provide shade and
 19 pedestrian amenity. The trees required for parking lot landscaping may not be
 20 considered as street trees. However, the Board may allow alternative parking lot
 21 landscaping schemes where the applicant can successfully demonstrate that
 22 such schemes better meet the intent of the requirements.
- 23 (6) Provide landscaping to screen parking lots from adjacent or neighboring
 24 properties. Specifically, screen parking lots with over 14 stalls: within 10 ft of
 25 adjacent property lines with Landscape Type A; or within 20 ft of adjacent
 26 property lines with Type B or C landscaping. The Board may waive this

1 requirement if parking is shared by the adjacent uses.

2

3 **Table 1. Required Landscape Area for Parking Lots**

Number of Parking Spaces	Minimum Landscape Area (may include landscaped areas between the parking lot and the street)
15 to 50	15 sf per parking space
51 to 99	25 sf per parking space
100 or more	35 sf per parking space

4 (f) **Impervious Surfaces**

- 5 (1) The amount of impervious surface in any development should be minimized.
- 6 (2) Impermeable pavement in new development shall only be used where necessary
- 7 to provide vehicular or pedestrian circulation or other functional activity.
- 8 (3) Permeable pavement may be used as an alternative.
- 9 (4) Unstabilized rock shall not be used for on-site parking or access drives for more
- 10 than six vehicles.
- 11 (5) Disturbed land without paving shall be planted so that the ground will be
- 12 completely covered with trees, shrubs, groundcover, and/or lawn within one
- 13 year.