



# Town of Truckee Resource Guide

## Development Code Requirements for Landscaping

The Town of Truckee requires well-designed and environmentally sensitive landscaping for all projects. The Town has two types of water conservation regulations – a set of general standards for all projects and a set of standards for specific for larger projects with additional documents for compliance.

### Landscape Standards and Design Guidelines (Section 18.40)

All projects that require approval of by the Town (except single-family dwellings, secondary residential units and duplexes) shall submit landscape and irrigation plans that are in compliance with the Town of Truckee Development Code.

The focus of the standards is to require projects to create site-specific landscaping that consider microclimates and incorporate native or adapted plants that utilize water efficient irrigation that avoids runoff and overspray.

Encouraged irrigation methods include:

- Automatic-drain valves
- Automatic control valves
- Smart controllers
- Rain/moisture/solar sensors
- Water meters
- Drip irrigation

Currently, this section is undergoing an update in the Development Code to clarify language.

### Water Efficient Landscape Standards for Larger Projects (Section 18.40.060)

Per State requirements, the Town of Truckee adopted an ordinance for Water Efficient Landscaping for Larger Projects in September 2013.

All projects involving either new construction or rehabilitation consisting of landscape areas totaling **2,500** square feet or greater are required to meet the requirements of this ordinance.

#### The focus of the ordinance is on the following:

Plant selection and grouping

- Choosing native/adapted plant species, keeping in mind existing microclimates
- Grouping together plants with similar water needs into hydrozones

Irrigation

- Consideration of soil types and infiltration rates
- Minimize evaporation and avoid runoff onto adjacent properties or paved areas
- Weather-based, soil moisture-sensing devices
- Rain sensors
- Point source or subsurface irrigation for narrow areas

#### Documents for Compliance (see other side)

- Landscape Design Plan
- Irrigation Plan and Schedule
- Maintenance Schedule
- Inspection
- Appendix A – Maximum Applied Water Allowance
- Appendix B – Hydrozone Table
- Appendix C – Certificate of Completion

#### This ordinance does not apply to the following:

- Homeowner provided landscaping
- Small residential projects with no common area
- Projects with landscaped areas of less than 2,500 square feet
- Cemeteries
- Ecological restoration projects that do not require a permanent irrigations system

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